**Planning Board Minutes**

DATE: May 3, 2017

Convened: 7:37pm

Members Present: Dave Killian, Russell Smith, and Pam Marquis

NEW BUSINESS:

6:30pm-Stretch Code Presentation-The Planning Board did not open the meeting for this informational meeting

7:30pm-Public Hearing for Zoning Bylaw Amendments-Open Public Hearing: 7:38pm. Dave opened with possible changes to the Zoning Bylaws.

Article 21: Based on Town Counsel review-Dave asked if there is any discussion on the definitions 1.2 first paragraph. Judy Sessler is asking about examples or depth of the why changing the definitions of this when it is the Building Inspectors job. Nelson Burlingame, Building Inspector, explained why the changes need to happen. Mike Macfadden from ZBA, asked if the hierarchy is look in Bylaws first, Webster’s dictionary is next and 3rd is Mass General Law. Board said, yes, that is how it work. The next part the Board is trying to add is Self-service storage facility. Dave asked if there were any comments, no one had any comments or concerns. Article 22: Dave read the article. Dave asked any questions. Mike Macfadden had a few comments, not as ZBA, there is earth removal going on without permits currently and he does not believe that it needs Planning Board Site Plan Approval. Mike handed the board a copy of his changes, including getting an engineer and giving someone the ability to renew their special permit within 90 days of the expiration of the 2yrs. This will be in 2yr increments. Dave asked for clarification to make sure that a person can renew every 2 yrs. Article 23: Dave read the article and asked if anyone has a question. Mike Macfadden mentioned that maybe we need to go along the lines of an overlay business district so we have control over what types of businesses go where in the towns. No other comments were made. Article 24: Dave read the changes, so did the clerk. Dave explained why adding 3.7.4. Dave asked for comments. Mike Macfadden asked about the permitted uses under special permit. No other questions. Article 25: Dave read the article. Spelling out earth removal is allowed in industrial district. Dave asked for comments. Mike Macfadden mentioned that industrial district is small, and Dave confirmed where those 2 areas are. No other comments. Article 26: Dave read the article. Dave asked is any comments. Mike Macfadden, of ZBA, handed the board copies of his amendment and went over his reasoning for his amendment. Dave asked any other comments. No one had questions. Article 27: Dave read the article. Dave asked if any questions. Mike Macfadden, as a citizen, allowing this use by right scares him, he believes by special permit is a safer way to go. Mike mentioned the bylaw changes submitted by the petitioner (referring to Article 37). Dave went over the 3-phase power issue, went over the areas and how the lines work. Pam explained the board is trying to create a bigger buffer. Dave explained the “in the business district” wording and how it was voted in on town floor without public hearing. Dave asked for any other comments. Judy Sessler, mentioned by changing the bylaws by wording may affect a person or a neighbor in a negative way and that the board should think of that. Mike, mentioned the definitions of Large-Scale Verses Small. Dave asked is any other questions, no one has a question. Article 28: Dave read the title, as it is lengthy and asked those present if he had to read the entire thing, everyone agreed the title is enough. Dave asked is any questions, and mentioned that the attorney mentioned that the moratorium should be 18 months. No other questions. Article 37: Dave read the article by the petitioner. Dave asked if any questions. Mike Macfadden, talked about the parcels that are business in the front and residential in the back, and that any parcel on Route 20 should be in the business district in its entirety. Dave mentioned taking that up at a future date. Mike mentioned that it is confusing to have a parcel that is zoned with 2 different zoning areas. No other comments. Article 40: Dave read the article by the petitioner. Dave asked any questions. Mike mentioned that this would fall under 3.6.4, Dave mentioned that the petitioner was looking for specific wording. Dave asked if any other comments. No other comments.

Dave made a motion to close hearing: 8:58pm.

Comments from the those who showed up, were thankful they showed up because now they know and they feel better about the proposals.

The board will have a working meeting on Tuesday May 9th, at 7:00pm.

ANRs/SITE PLAN REVIEWS:

OLD BUSINESS:

TO Be Addressed in the Future:

-changes to Order of Conditions

-the change of zoning to those properties along route 20, to just business district and review this issue at a future date.

-Fees- maybe making them like a building permit fees. A base/or minimum of the project or a percentage of the project. Fees will cover advertising.

-Changes to properties that zoned 2 (residential and business) zones.

OTHER:

* Review minutes-April
* Signed payroll
* Mail-

Pam makes a motion to adjourn and seconded 9:04pm.