

**Planning Board Minutes
Meeting – January 7, 2013**

Present: John Waite, Paul Allis, Max Antes, John Baronas, Rachel Blain, Lynn Rose, Roger Sadoski

Old Business:

Whately Road Rezoning Hearing: The meeting was called to order at 6:00pm to continue the public hearing on a proposed zoning change for a portion of Whately Road. The Proposal was initially made by Cinda Jones of W.D. Cows to rezone portions of Whately Road from Residential/ Agricultural to a Commercial zone.

Mr. Waite, noting that after the first session, the area under consideration had been reduced in size, said this evening's meeting was to hear any new information. He said other Town committees had been asked for comment. The Conservation Commission response was that there is a lot of wetland that will prohibit development, but it had no comment regarding a change in zoning. The Police Chief felt he had no traffic concerns. Cinda Jones, owner of the largest parcel in the proposed zoning change area, spoke about her interest in the reaction of the Town to a zoning change that would give her more flexibility in what she might do with her property.

Lynn Rose took a moment to direct people's attention to a series of maps resulting from an extensive exercise a few years ago by several Town agencies, plus the Trust for Public Land , and the FRCOG Planning Department to identify important resources of the Town. She pointed out the area proposed for re-zoning is shown as important for protecting water quality ,of moderate importance for farming, and of moderate importance in protecting habitat.

There was some discussion about whether commercial zoning would be more restrictive than the current R/A. John Baronas, who lives close to the proposed rezone area, commented that because the elevation of the area is nearly level he thought any development would have a negative impact.

At 6:30 pm. there being no new information to be presented, **a motion was made by Roger Sadoski, seconded by John Baronas, and unanimously voted to close the public hearing. (7-0-0)**

A motion was made by Lynn Rose, and seconded by Rachel Blain, that based upon the green printed maps, dated 12/03/12, and three public hearings, that the Planning Board not recommend changing the zoning on Whately Road. During discussion, it was noted for the record that John Baronas is a close abutter to the property. The vote was six in favor and one opposed. **(6-1-0)**

(Mr. Waite left at this point.)

Minutes: Minutes of the December 5, 2012 meeting were reviewed. Many amendments were made. **A motion was made to accept the minutes as amended. (6-0-0)**

New Business:

ANR – Wolfram - Hillside Road

Present- Bill Wolfram, property owner
Pat Smith (FRCOG), Dick Calisewski (BI)

Ms. Smith (FRCOG) explained that as long as there is reasonable access from a public way and has sufficient frontage an ANR plan (Approval Not Required) can be approved. It means that a subdivision plan is not required. She said approval of an ANR plan does not mean the new lot created by the plan is a building lot. The Building Inspector is the one who will make a determination regarding the lot's possible status as a building lot.

Mr. Wolfram presented his plan and pointed out the boundaries of the new lot. Several people came forward to view the plan. The plan met the criteria necessary for an ANR. **A motion was made by Mr. Baronas, seconded by Mr. Antes, and unanimously voted, to endorse the plan as presented. (6-0-0)** The plan is dated October 1, 2012.

(Mr. Waite returned.)

Re-zoning: a portion of North Main Street

Present: Robert Decker, III and Dick Calisewski, the Building Commissioner

Mr. Decker was present to follow-up on a zoning concern that he had previously brought to the attention of the Board of Selectmen (BOS). The BOS recommended that he present the matter to the Planning Board for its review. Mr. Decker pointed out that properties on North Main Street from Captain Lathrop to the dry bridge are currently zoned R/A. He proposed that they be re-zoned to CVRD. In support of this proposal, Mr. Calisewski reported that at this time, because R/A areas must have 200 ft. of frontage and at least 60,000 ft. of area, he cannot issue building permits on this section of the street without a special permit from the ZBA. A change to CVRD would solve this issue as frontages and area would be less.

In a separate issue, Mr. Calisewski also showed that he cannot issue a building permit for the abutting area zoned as industrial as there is no access. Most of these lots are along the railroad and have no direct access to any street. Mr. Decker explained that the original zoning would have permitted a house to be built in an industrial or commercially zoned area. This all changed when a housing development was built.

There are two separate issues which the Board thought should be addressed separately. The R/A to CVRD was thought to be more of a priority, thus the Board would look at this one first. Ms. Smith was directed to prepare a map of the area and a table showing how the zoning change could affect the properties. Once the map and table are ready, a public hearing will be held. The first Monday in March was set as a possible date. The goal is to be ready to have this zoning request on the annual warrant.

APR Restriction: Map 174, lots 62,63, & 64

Owners: John Grybko and Carol Gritz

Mr. Waite reported that the Board has been invited to attend the next Board of Selectmen meeting on January 16, to discuss the proposed APR and other zoning issues. He plans to attend. Ms. Rose said she would go, as well.

Updates to Member packets: Ms. Smith took a few minutes to present updated materials for the Member packets.

Subcommittee Reports:

Complete Streets and Livability Project: Max Antes reminded that the final report is available on FCAT and urged members to view it.

Signage Committee: Paul Allis has nothing to report

Open Space Committee: Lynn Rose reported that the committee is wrapping up proposed changes. A public hearing is scheduled to be held in March.

Budget: The proposed budget for FY'14 will be \$10,000 for FRCOG assistance and other administrative expenses. An additional \$10,000 will be included to begin the process of updating the Master Plan. The Board would like to discuss this with the Board of Selectmen; perhaps funding for the project should be a separate article on the annual warrant.

Hazardous Mitigation Plan: Lynn Rose spoke of interest in working on a Hazardous Mitigation plan. Ms. Smith said a plan has been submitted to MEMA where it has yet to be approved. The next step is to find out if the Town is eligible to apply.

Annual Town Report: Mr. Allis will prepare a report.

The next meeting will be February 4, 2013.

Respectfully submitted,
Priscilla Phelps