

**Planning Board Meeting
Minutes – February 4, 2013**

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

The meeting was called to order at 7:00 pm with a full board present.

Minutes: A motion was made by John Baronas, seconded by Rachel Blain, and voted, to accept minutes of the January 7, 2013 meeting. (6-0-1) Minutes from the June 4, 2012 and November 5, 2012 meetings are still not available. [These are from meetings where there were problems with the filming.]

Public Comment:

Old Business:

Rezoning of North Main Street –The Board is planning to hold a public hearing of the matter of rezoning a portion of North Main Street from Residential/Agricultural to Central Village Residential. Maps showing the proposed changes to properties on both sides of the street were reviewed and discussed. The proposed changes were identified by a heavy green line. Also shown on the maps were proposed changes to provide access to areas currently zoned industrial. The Board had some questions about these. Mr. Waite said he will clarify some of the questions with Pat Smith, prior to the hearing. A question about the extent of the area of residents to be notified was also raised.

Update on Wolfram Variance (Hillside Road): The ZBA voted at its January 3rd meeting to continue the hearing to February 22nd. The ANR plan was approved by the PB last meeting.

APR Request near Mt. Sugarloaf: Several members of the PB attended a meeting with the Board of Selectmen to discuss an Agricultural Preservation request for parcels off Sugarloaf St. Lynn Rose reported on the discussion. She said that while most persons present were in favor of preserving agricultural land and open space, the thought was that preservation money might be better spent on other land that was more of a priority. This parcel located in the central village district with water and sewer available might be better left available for other uses. Since the property is privately owned, the ultimate decision lies with the property owners. Ms. Rose said the Open Space Committee is going to hold a public meeting on March 6th to consider prioritizing land to be preserved.

New Business:

ANR Plans

Randy Izer from Harold Eaton Associates, surveyor was present to discuss the two ANR's.

1. Walter Trzcienski of 139 Whately Road
Mr. Izer presented a plan which would reconfigure a parcel to create a new building lot. After some discussion with Mr. Izer, **a motion was made by Mr. Baronas, seconded by Ms. Blain, and voted to endorse the plan. (7-0-0)** The Board then signed the plan. Note was made that the wording of the disclaimer on the plan differed from that required by PB regulations.
2. Abbot Cummings of 88 Hillside Road
Mr. Izer presented a plan that would split a parcel, identified as tract 2 on the plan, located behind properties owned by Abbot Cummings and John Kudukey. The resulting arrangement would give each of the property owners about half of the partitioned parcel. He said that the current house lots are grandfathered non-conforming lots; with the addition to each of the

house lots resulting from the proposed division of the back lot, both lots would still be non-conforming. **A motion was made by Mr. Baronas, seconded, and voted, to endorse the plan. (7-0-0)** Before registering the plan, the property owners will request a variance from the Zoning Board.

Mail: Ms. Rose reported that the spring forestry training program known as the Keystone Project is a worthwhile project to attend. She said it is a three day training program. Applications must be submitted by March 4, 2013. The training will be held April 11 – 14. She recommended anyone interested to try to attend.

Subcommittee Reports:

Annual Report - Lynn Rose and Paul Allis are working on something for the Town Report.

Complete Streets & Livability – Nothing new to report

Signage Committee – Nothing to report

Open Space – Ms. Rose said there will be an opportunity for people to comment on the updated open space plan. She said the committee is looking for input.

Mr. Waite said at the March 4th meeting there is expected to be something before the Board regarding Grandview Estates. He understands there will be some combining of lots and/or other changes.

The next Planning Board meeting will be on March 4, 2013, beginning at 7:00 pm/ At that time a public hearing will be held to hear public input on a proposed zone change on the request of Robert Decker III.

A motion was made to adjourn.

Respectfully submitted,
Priscilla Phelps