

Planning Board Meeting
Minutes – March 4, 2013

Present: John Waite, Paul Allis Max Antes, John Baronas, Roger Sadoski, Rachel Blain
Pat Smith (FRCOG) Absent: Lynn Rose

The meeting was called to order at 7:00 pm. Mr. Waite read the agenda.

Minutes: John Baronas made a motion, seconded by Paul Allis, and unanimously voted, that the minutes of the February 4, 2013 meeting be accepted. (6-0-0) In a brief discussion about missing minutes for 6/4/12 and 11/05/12 Paul Allis agreed to work on the November minutes.

Public Hearing – Proposed Zoning Change for North Main Street

Present: Robert Decker, III, residents and interested persons

Mr. Waite read the notice as it was published in *The Recorder* on February 15th and 22nd. He invited persons present to put their names on the sign-up sheet, thanked Pat Smith for her work in preparation for this hearing, and then opened the hearing for discussion.

After one resident spoke against rezoning, Mr. Decker, the person who initiated the request for a zoning change, was asked to explain his proposal. Mr. Decker said that his idea was to create an overlay district for the portion of North Main Street north of Captain Lathrop, to permit Central Village Residential District zoning where access to the sewer line was possible. He said the proposal as presented by the Planning Board differed from his as it proposed to re-zone the whole area, making it Central Village Residential District. Ms. Smith commented that there appeared to be seven properties that could be affected by this change, one of which belonged to Mr. Decker.

Brian LeDuke, representing Pelican, spoke of the company's preference saying the company has purchased some parcels for future development including a parking lot and warehouse. A change to CVRD would make some of the properties it owns unusable.

Questions were asked about the possibility of two and multi-family houses being permitted under the proposed change. Other comments included the proximity of Bloody Brook as a limiting factor. Another concern related to the dry bridge that has been slated to be raised to accommodate improved rail service and the accompanying land takings.

A motion was made by Rachel Blain, seconded , and voted (6-0-0) that the hearing be continued to April 1, 2013 at 7:00 pm. The Building Inspector, Conservation Commission and other officials will be invited to comment. Written comments were invited.

**ANR – Greenfield Road
Greg Gardner**

A plan prepared for Greg Gardner by registered surveyor Edward Muszynski, dated February 11, 2013, was placed before the Board for approval. The plan was intended to show movement of a

lot line; however the original location of the line that was moved did not show on the plan. Without anyone being present to clarify questions, a motion was made by Ms. Blain, seconded by Max Antes, and unanimously voted, to table the discussion and revisit this matter at the next meeting. (6-0-0) Mr. Gardner will be apprised of this decision and invited to provide clarification.

Mail/Announcements: The Annual Conference for Planning and Zoning Boards will be held on March 16, 2013. Ms. Smith recommended this as a useful conference to attend.

Other dates noted are: The Open Space Planning Forum held at Town Hall on March 6th and a PIP – PanAm Railyard Meeting on March 11, 2013.

A question was asked about possible updates on the planned improvements to the Railroad that goes through the center of town. More information is expected to be learned from the final report of the Complete Streets project.

The Zoning Board voted to permit Mr. Wolfram to withdraw his request for a ruling on a zoning issue on Hillside Road to be withdrawn without prejudice.

Other Business:

Ms. Smith reported that the contract for her services is up as of this meeting. She and Mr. Waite have discussed the use of the Planning Board's revolving fund to extend her contract.

A motion was made to adjourn the meeting at 8:40pm.

Respectfully submitted,
Priscilla Phelps