

Planning Board Minutes
Public Hearing on Proposed Zoning Change
March 30, 2015

Attendance: Present: John Waite, Kip Komosa, Paul Allis, Rachel Blain, John Baronas, Max Antes and Roger Sadoski Absent: Max Antes
Guests: DEDIC - Paul Olszewski, Ralph Healy, John Paciorek, Bob Decker, Frank Sherburne
Pat Smith – FRCOG
Felicity Hardee, DEDIC counsel

The meeting was called to order at 7: 00 pm by John Waite with the reading of the agenda.

Explanation of Proposed Zoning Changes:

Paul Olszewski, chair of DEDIC and Pat Smith (FRCOG) gave a power-point explanation of proposed changes to the zoning use code to increase the opportunities for development in the industrial park. Paul talked about the circumstances that led to the formation of DEDIC, a 121C corporation, originally limited to manufacturing and industrial uses. The intent at the time was to keep manufacturing in the area, preserving jobs. Due to changes over time, with much manufacturing being outsourced, there is a need to revitalize the park by updating the economic development plan to expand possible uses of the park. The updated business plan will be presented to the Town at Annual Town Meeting for approval.

John Waite explained the zoning changes needed to permit implementation of the updated plan. This would require approval at Annual Town Meeting. He went on to identify the proposed changes, noting they would only affect the Planned Industrial (PI) use table by changing some items from “N’s” to “SP”.

Discussion Period:

When the meeting was opened for discussion several items were raised. There was interest by at least one current tenant in increasing the availability of internet services. One tenant has been looking into fiber-optic options. Internet is available in part of the park via Comcast; it could be expanded to include the rest of the area. There were concerns about possible traffic problems depending upon the level of retail activity that might be permitted – for example B-J’s. The moderator had some advice on being prepared for presentation at Annual Town Meeting.

At 8:00 pm, there appearing to be no further questions or comments, the hearing was declared closed.

Decisions/ Votes:

Following a brief discussion the following decisions were made and voted.

In a motion, seconded, and unanimously voted (6-0-0) the board voted to endorse the 2015 Economic Development Plan for the Industrial Park as presented by DEDIC. (see attached)

In a second motion made by John Baronas and seconded by Kip Komosa, the board voted unanimously to endorse the proposed changes to the Planned Industrial (PI) use chart of the zoning by-laws in support of the DEDIC updated plan. (6-0-0)

Felicity Hardee, DEDIC counsel spoke about the need for special legislation regarding the updated plan. She thinks it may not be necessary.

The next regular meeting will be held April 6, 2015 at 7:00 pm.

A motion to adjourn was made by John Baronas and seconded by Kip Komosa. The vote was 6-0-0.

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Priscilla Phelps

Document list:

Resolution to endorse DEDIC 2015 economic plan

Attendance sheet