

PLANNING BOARD MEETING OF MAY 23, 2006

PLACE: TOWN HALL BANQUET ROOM

Meeting called to order at 6:30 P.M. by Chairman Fleurent

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Present – all members.

Members Not Present – none.

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

James Holmes motioned to accept the minutes to the May 9, 2006 meeting. Albert Borges seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1. Brown and Brown, P.C. – Knowles (3) - \$475.00

Marinus Vander Pol motioned to pay this bill. James Holmes seconded. The vote was unanimous in favor. The motion passed.

2. Island Associates – Mariner Estates – Refund - \$161.50

James Holmes motioned to pay this bill. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

3. Tibbetts Engineering – Capeway Veterinary Hospital - \$138.84

James Holmes motioned to pay this bill. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

4. SRPEDD – Annual Meeting - \$290.00

James Holmes motioned to pay this bill. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

5. Staples – Supplies - \$322.32

Albert Borges motioned to pay this bill. James Holmes seconded. The vote was unanimous in favor. The motion passed.

D. Receipt of Plans - None

E. Approval of Plans -

1. Revised Land Court Plan – Howland Heights

Wayne Hayward motioned to approve this plan. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

F. Consultation -

1. Goulart Property – 442 Bridge Street – Discuss Potential Development

William Roth – This appears to be a Form A.

Mark Wellington (for the owner) – I'm here for Mike Goulart. We're looking at 2 proposals. This has gone through the Conservation Commission and the wetlands have been marked. The property line is set. Town water is on the street. Plan 2 is 8 Form A lots with a road in the middle running 193 feet. Option 1 is the one we like because it's very respectful of the wetlands. We're looking for direction from the Board.

Chairman Fleurent – It's their property. You should tell us what your interests are.

William Roth – I believe they comply with the Form A laws.

Chairman Fleurent – When were the 2 big lots cut up?

Mike Goulard – When I bought it and gave it to my 3 sons.

Marinus Vander Pol – When was the wetlands line done?

Mark Wellington – Within 90 days ago. I'll have my engineer develop a plan on Option 1 and come back. Thank you.

II. PUBLIC HEARINGS

1.) Special Permit – Capeway Veterinary Hospital – 132 Huttleston Avenue (continued from 4/11/06)

William Roth – In reviewing the issues at the last Public Hearing, the dumpster pad has been addressed. They have to provide screening. The issues they didn't address are minor. I have recommended 20 conditions of approval, which are identified in my memo. I feel it complies as conditioned. If you feel there's too many, you can continue it and have the plans revised.

(The Engineer) – The BPW has signed off on the plan. The problem I have with the conditions is getting the curb cut permit from Mass Highway. It takes a long time and we would rather have it tied to the occupancy. Basically, we don't have a problem with the conditions other than that one.

Wayne Hayward – Will there be any medical waste in the dumpster?

(The Owner) – No. Just trash. Mostly paper goods.

Chairman Fleurent – How many employees?

(The Owner) – 16 plus my partner and I, but they are not all there at once.

Wayne Hayward – What's the nature of the curb cut?

(The Engineer) – It's existing.

(The Owner) – We don't have a problem with the landscaping conditions.

William Roth – Condition number 19 is a duplicate condition and needs to be removed. I recommend approval with number 19 deleted.

Chairman Fleurent – I say delete number 12 as well.

Marinus Vander Pol motioned to remove conditions numbers 12 and 19. Albert Borges seconded. The vote was unanimous in favor. The motion passed.

Gary Staffon motioned to approve the Special Permit with 18 conditions. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

III. OTHER

1. SRPEDD – Presentation on Cluster Bylaws

Marijoan Bull from SRPEDD gave a power point presentation on cluster bylaws from 7:35 p.m. to 7:57 p.m.

William Roth – We will schedule a work session on this.

2. Discussion – Cottages at Knowles Landing – Potential Development

Attorney Chip Mulford – We are about to begin the design on this. We would like your input.

Bob Karam – We don't want to throw any surprises at you.

Chairman Fleurent – How many units can you place on the site?

Bob Karam – We want to have 2 condos per building, but to create affordable units we may need to have some buildings have 3 or 4 condos per building. But we haven't played with that yet.

James Holmes – I say leave it at 25 buildings, 50 units, the way it is now. To start putting up houses to beat a bylaw is wrong.

Gary Staffon – The actual character of the building would stay the same. The actual interior might change. They should become more affordable.

James Holmes – What will happen to the price of a unit in 5 or 10 years.

William Roth – DHCD sets the prices.

Wayne Hayward – There's a lot of red tape.

James Holmes – These are not starter homes.

Bob Karam – They're affordable condos.

Timothy Cox – Are they all maintained the same?

William Roth – It's all calculated into the Condo Association.

Chairman Fleurent – I'm against affordable housing. No more than 50 units, which was sold to Town Meeting. 25 duplexes.

Attorney Chip Mulford – The covenant has language for affordable units.

Marinus Vander Pol motioned to indicate that the sense of the meeting is that the Planning Board is not in favor of affordable housing on this project. James Holmes seconded. The vote was 4 for and 4 against. The motion failed.

Timothy Cox – I feel we should start thinking about it.

Gary Staffon – I agree. It's based on low to moderate income.

Wayne Hayward motioned to provide up to 4 additional affordable units on the lot. Gary Staffon seconded. The vote was 5 in favor and 3 (Chairman Fleurent, James Holmes and Marinus Vander Pol) opposed. The motion passed.

- Discussion ensued regarding notification that the Bank 5 property line issue with the Huttleston House was resolved via agreement.

Marinus Vander Pol motioned that this is an insignificant change and does not require a new hearing. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

Marinus Vander Pol motioned to adjourn. James Holmes seconded. The vote was unanimous in favor. The motion passed. The meeting was adjourned at 8:55 p.m.

Respectfully submitted,
James Pelland, Secretary to the
Planning Board