

PLANNING BOARD MEETING OF FEBRUARY 28, 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 – February 14, 2006

Marinus Vander Pol motioned to accept the minutes to the February 14, 2006 meeting. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

C. Planning Board Bills

1. Tibbetts Engineering - \$992.00 – Bank 5 - \$549.00 and Brahmin Leather - \$443.00

Marinus Vander Pol motioned to pay these bills. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

D. Receipt of Plans

1. Special Permit – Capeway Veterinarian Hospital – 132 Huttleston Avenue (PH 4/11/06)

E. Approval of Plans – None.

F. Smart Growth – Overview and Discussion of Work Program for Grant - SRPEDD

Louise Daley (with SRPEDD) – Basically we're talking about three bylaws here. 1. A right to farm general bylaw, 2. An Inclusionary zoning bylaw, 3. The open space residential subdivision flexible zoning bylaw (i.e. cluster zoning). This meeting is to introduce myself, and the bylaws we will be working on. In addition, the grant will also help complete the mapping for the Open Space and Recreation Plan. The grant ends on September 30, 2006. We'll be working on this until then.

Wayne Hayward – We should see Shannon Meadows and see how close those homes would be if clustered.

William Roth – Shannon Meadows was developed under the RA density. If it had come in a year later it would have been developed at the RR density. My feeling on any cluster by law is that it would only apply in the RR and AG zones because of the larger lot sizes.

Wayne Hayward – Can we get a list of the communities that have adopted it to see what's going on?

William Roth – I'd like to have several work sessions on this separate from Public Hearings.

Wayne Hayward – How do you fit all of this in?

Jeffrey Lucas – I've always been open minded about open space.

Gary Staffon – I believe in leaving the land on the tax rolls. I'm not against open land, but buy it.

II. PUBLIC HEARINGS

1.) Definitive Subdivision – Mariner Estates – Welcome Street (cont'd from 1/10/06)

William Roth – They still have many issues with the traffic report and engineering. They are requesting a continuance to April 11, 2006 and with re-notice to the abutters.

Marinus Vander Pol motioned to continue the Public Hearing to April 11, 2006. Gary Staffon seconded. The vote was unanimous. The motion carried.

2.) Re-zone – G. Bourne Knowles (3) 267-271 Huttleston Avenue.

William Roth – All town departments have no problem with the re-zone itself. Letters from previous requests are in the back of your packets. Counsel recommended some language changes to the covenant and the applicant is in contact with her regarding that. I recommend approval. The Master Plan supports the zoning.

Attorney Ralph “Chip” Mulford (for the applicant) – I did represent a previous applicant on this. The current applicant turned down some potential buyers, which would have resulted in a strip commercial development. He has entered into a Purchase and Sales agreement for a residential unit much like the last one. We are seeking a zoning change. We will then go before Town Meeting to get a two-thirds vote from them. We will then come before this board for a Special Permit for the actual development. We've proposed a voluntary covenant saying that if zoning is passed, we will restrict any future development to a maximum of two bedroom units. This plan is for 25 duplex cottages, which would total 50 residential units on the site. We feel that restricting it to 2 bedroom units does not attract families with children and therefore this development would potential pose minimal impact on schools.

Bob Karam (developer, for the applicant) – My plan is that the people of this region will enjoy this beautiful town. Our reputation is more important than any one project. This is a perfect site for this development. There will be no pools or tennis courts. The amenity is the walking area (bike path). We will spend money on the landscaping. We had a neighborhood meeting and about 18 or 19 people showed up. We will do what we have to do to make you comfortable.

Wayne Hayward – What's the price per unit?

Bob Karam – Probably around \$375,000.00.

Wayne Hayward – My argument is with the Town Planner. Where is there any information under the background section of your report? I find it suspect that the previous rezone you supported it in the newspaper before we even received our report. You must give us a fair and balanced choice as board members. Why isn't this considered spot zoning? I don't think you've fairly looked at it.

William Roth – The applicant addressed that issue in his application. I didn't feel the need to re-hash what is clearly outlined within the applicant's submittal. I did not state that this is affordable housing; however, this type of housing is more affordable than a new single-family house being built within Town, which start at \$450,000 and most go way beyond that figure. I feel this proposal is far better than developing the site for a strip mall.

Wayne Hayward – That's your personal opinion.

William Roth – No, that's my professional opinion.

Wayne Hayward – All we've heard is your personal preferences.

Albert Borges – This is a better proposal than putting a business there. I'm for it.

Marinus Vander Pol – Is there not zero affordable housing here?

Bob Karam – That's correct.

Gary Staffon – I'm still not 100 per cent in favor of the re-zone to RC. But I'm trying to keep an open mind.

Jeffrey Lucas – I'm not 100 per cent for or against. I'd like to hear the public.

Richard Rheume (Engineer for the applicant) – We're just asking you to allow Town Meeting to decide this.

Chairman Fleurent – I support it. It's good for the Town.

Linda Kellish (abutter) – I'm concerned about the traffic. A strip mall will create more. I'd love to see the homes there.

Dennis Barley (abutter, Board member of Mariner Soccer and owner Lifestyles Plaza) – My main concern is also the traffic. Houses will look better aesthetically.

Dennis Girard (abutter) – I'm for ownership housing. No shopping malls. I like this project.

James Jezierski (abutter) – How does this address affordable housing? This speaks to the middle of the road aspect and is the best solution for this neighborhood.

Henry Ferreira (abutter) – I've come to speak in favor of this project. This has to bring in so much more as far as taxes and aesthetics. It's a time bomb ready to form into another strip mall.

Joseph Borelli (abutter) – I'm basically for this. It's better for housing than another strip mall. Traffic could be a problem, though.

Channing Hayward – I was against this at Town Meeting. I don't think it's a good idea. What's stopping them from building more? The previous applicant had 110 units in their proposal.

Marinus Vander Pol – I'd have a hard time voting for a special permit for more than 50 units.

Marinus Vander Pol motioned to recommend the re-zone to Town Meeting and an agreement that the covenant is in place along with language that there will be a maximum of 50 units in the development. Albert Borges seconded.

The vote was 6 in favor and 2 (Gary Staffon and Wayne Hayward) against. The motion passed.

3. Zoning Amendment – Section 198-16 Use Schedule

William Roth – The purpose of the amendment is to address gaps within the use schedule, which were primarily created when the Town adopted the WRP District. When the WRP district was created, approximately 7 new uses were added to the Use Schedule and assigned either a "Y, A or N" under the WRP column. However, the new uses were never assigned the "Y, A or N" for the other 9 zoning districts. This caused a blank spot under the other zones.

Marinus Vander Pol motioned to adopt these amendments. James Holmes seconded. The vote was unanimous. The motion passed.

Jeffrey Lucas motioned to recommend the acceptance of Akin Street to the Board of Selectmen. James Holmes seconded. The vote was unanimous in favor. The motion passed.

James Holmes motioned to adjourn at 8:40 p.m. Gary Staffon seconded. The vote was unanimous. The motion carried. The meeting was adjourned.

Respectfully submitted,
James Pelland, Secretary to the
Planning Board