

PLANNING BOARD MEETING OF November 10, 2009

Place: Town Hall Banquet Room

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Not Present – Timothy Cox and Gary Staffon

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

Albert Silva motioned to accept the minutes for the October 20, 2009 meeting. Joseph Morra seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1. Subscriptions – Landlaw Specialty Publishers. - \$210.00

Albert Silva motioned to pay this bill. Joseph Morra seconded. The vote was unanimous. The motion passed.

II. CURRENT PLANNING

A.. Receipt of Plans – None

B. Approval of Plans - None

III. LONG RANGE PLANNING –

- 1.) Planning Survey

William Roth – Presented the final draft with all of the requested corrections. If the Board approves it tonight I will finalize it, distribute it to the various Departments and put it up on the Planning Board's Web Page.

Albert Silva motioned to approve the Survey Report and Results. Albert Borges seconded. The vote was unanimous. The motion passed.

- 2.) Fence Bylaw Proposal

William Roth – Presented a request letter from the Building Commissioner.

Raymond Fleurent – Discussed how he felt there was a need to better regulate fences and hedges in the front yards and especially corner lots because of sight distance issues. He also discussed several locations throughout Town where fences and hedges blocked sight distance and were causing hazards.

Chairman Hayward – Maybe we should look at this more in-depth than what is being requested. We could review other community's bylaws, look at requiring the good side of the fence to be placed outward, and look at sight triangle distances.

William Roth – I will discuss this with the Building Commissioner to see if he feels that a more in-depth review of the bylaw is needed. I feel we need to hear what his concerns are because he has forwarded this on to the Planning Board.

Marinus Vander Pol – Let the Building Commissioner know that there were no objections to his request.

Chairman Hayward – There are all types of regulations we could look at, for example: some subdivision covenants prohibit fences in all front yards.

3.) Green Communities Act

William Roth – Explained the Green Communities Act Technical Assistance Grant the Town received. There are 5 criteria to become a Green Community. 1) *As-of-Right zoning for renewable or alternative energy generation, R&D facility or manufacturing facility*; 2) *Expedited permitting process*; 3) *Established energy baseline for all buildings, vehicles and streetlights and commits to reducing the baseline by 20% over five years*; 4) *Procure only fuel efficient vehicles*; 5) *Requires all new construction over 3,000 square feet and all new commercial and industrial real estate construction to minimize the life-cycle cost of the facility by utilizing energy efficiency, water conservation and other renewable or alternative energy technologies*. Criteria number 1 and 2 affect the Planning Board and would require zoning bylaw amendments.

Chairman Hayward – I am all for Green Energy and incentives; however, I am opposed to how the State has chosen to proceed with the Green Communities Act. I have concerns with the As-of-right Zoning. If we allowed as-of-right what review what controls would we have on someone construction a 50,000+ S.F. industrial building for Green Manufacturing? We need to be able to review traffic, on-site stormwater, site layout, etc.

William Roth – Discussed how a Site Plan review process would also need to be established, which is very similar to what the Town currently does for allowed uses that have five or more parking spaces. We currently have a hybrid of site plan review; we just use the Special Permit process.

Chairman Hayward – What type of grants will be available with the \$10 million dollars they have to spend?

Albert Silva – I would like to know that as well and with the current state budget, where are they going to get the money to fund the grants?

William Roth – I will get those answers for the next meeting.

IV. PUBLIC HEARING – None

V. OTHER

Raymond Fleurent – I think we should look at rezoning the vacant house next to RRR Auto from Business back to Residential. It is a foreclosed property and converting it to a business will be next to impossible.

General discussing occurred about the property in question.

Albert Silva – I think we should take advantage of this slow time to look at our bylaws and see what changes need to be made.

William Roth – If there are any concerns or issues the Board may have with the zoning bylaw, please contact me and I will put them on the next agenda for discussion.

Albert Borges motioned to adjourn. Joseph Morra seconded. The vote was unanimous in favor. The motion passed. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

William D. Roth, Jr.
Planning Director