

February 1, 2005

PRESENT: Dan, Karyl, Eric, Alan

ALSO PRESENT Susan Affleck-Childs, Planning Board Assistant; Gino Carlucci, PGC Associates

The meeting was called to order at 7:50 pm

CITIZENS COMMENT –

Karyl – cognac season is upon us

DISCUSSION – WARRANT ARTICLES FOR 2005 ANNUAL TOWN MEETING

Site Plan Review and Approval OPTION

Dan – highlights, authority to review and approve would become all inclusive in the PB hand; definition of major and minor site plan projects;

Kent – no appeals to the BOS

DAN – also a provision to refer to a development review coordinating committee – we are seeing this in a number of towns – the first encounter in a town is with a council or review committee that is a compilation of many boards/staff so that there is a chance to – I can take Medway Commons for an instance – the timeline the PB envisioned could have been discussed – the roles of each respective other reviewing body could be discussed; would get a summary presentation from the applicant – questions could arise from the council = questions get out early – try to make individual permitting process a bit more efficient from the get go and then there is a town familiarity in general – it would give the BOS a reversal role than what they have today –

Eric – have an opportunity for input early

Kent – I embrace the idea – the boards would get a preview of what is coming so that if there are any areas of concern they can be identified by that review body at an earlier stage to help direct the developer – does it become a formal advisory capacity – are we adding another layer on? Help the developer become more prepared

Dan – I envision it as a one night stand – sort of set up – they get one shot –

Kent – with medway commons, none of the boards had a clue as to the overall impact of this project ahead of time until they got it for their piece –

Dan – I envision the TA being a moderator for this thing – where it doesn't become everybody's complaints –

Kent – I wouldn't want this to turn out to be a place for each board to try to outsmart each other's agenda –

Dan – it is an info exchange – it is not intended to replace any of the permitting or review processes – I talked to them in Walpole – they just started this – he is very excited about this – I can give an applicant some ideas of the steps

Karyl – the applicant will come in with their plan a bit more sharpened than before

Dan – it is an interesting look at it – I didn't think about it in that sense – I think it will make us all understand better

Kent – real internal benefit

Dan – I see it as a potential – hopefully – for reducing the review time line

Ken t- I would trust that this would be an outcome – direct the developer what they really need to provide – understand the steps and deliver quality documentaiton of what is provided –

Kent – I am not sure the TA is the right hub – it may need to be somebody else

Susy – TA has to make sure that the staff show up

Kent – but I don't think the TA should necessarily be the moderator –

Dan – I see the functionalrity of that evening is more policing the evening – keep tone to a professional –

Kent – I would not want to put the TA in that role

Dan – I see the bifurcated process –

Kent – it may be defined by the type of project that would be referred –

Alan – perhaps the ambiguity is planned – Development Review coordinating Council – it doesn't specifically say that the applicant will be at the meeting – it is inferred – it is really to help them understand the permitting procedure or is it for them to garner support - I am confused by the process

Dan – get BOS input way up front – present the welcoming environment

Alan – the applicant comes to the BOS to present their ideas – that gives the BOS an opportunity to become an advocate for the project with the other boards

Kent – the connectivity of other opportunities in relation to this particular development – what can be hooked in that enable economic development to happen – leverage those opportunities in a bigger picture – I do see the chiefs of commerce

Kent – I see more benefit for the boards than I do to the developer

Eric – I think the opportunity for the developer is a reduced review process potential – I think it gets all the boards thinking about the issues simultaneously

Dan – developer have identified that this

Eric – we are trying to become more business friendly while at the same time is protecting our character – advantage to the developer is a more efficient development review cycle

Karyl – there is nothing more absurd than when medway commons had to go in to the bos and present to them after they had all gone – it was demeaning to the applicant, the bos and the PB and it lengthened the time – they thought it was so redundant

Eric – you cut off a couple of months – that is a lot of carrying costs -

Kent – who determines if a project gets reviewed –

Ginio – it should almost be the developers request – it should be made clear in the application materials that they are strongly encouraged to do so – part of standard

Eric - I think we ought to retain the right to make this happen – if it becomes optional for the applicant to do this – then

Alan – could it be required that they

Susy – Mondays at 5 pm I would suggest

Kent – that is not a good time for the TA and BOS secretary

Kent – has this idea been thrown in front of Greg

Dan – not yet – I think there is a good way to do a bifurcated process to keep the BOS involved with major site plans – almost a welcome to Medway – here are the people you will be dealing with during the next few months – I think it should be a BOS run meeting – or as part of the agenda for a BOS meeting –

Kent – one BOS, town staff and the TA could come in or out – I would not want him running it right before a Monday night –

Susy – when should we have this

Dan – out of respect for the staff, I wouldn't want to just let anybody in

Gino – the only thing about doing it after the application, you don't want them to be too far along in the plans so that so much is invested

Kent – maybe it is both, like Susy said - reasonable time line

Dan – we would love to see conceptual –

Alan – it has to be early on enough in the application – when you first come in, you are not done – you go in expecting there are going to be changes

Karyl – usually they come in with drawer #1

Alan – so my point is that when they have a real plan that they submit, then that is when you do it

Dan – they can always come in to the PB with a conceptual – informal –

Alan – to get all these boards together for a pie in the sky is a waste of resources – it has to be t

Dan – can we incentivize this by reducing the # of days of review – with attendance??

Karyl - what if the other boards don't show, it is null and void

Dan – that is why you need the leadership from the TA office –

Kent – the dart I am throwing – leanness of the staff – that will come forth – to have Bob do the signs – just be ready –

Alan – if I were he, I would be looking at it as value added –

Dan – it is his job

Kent – don't every play that stick with him –

Dan – most people want a proactive approach –

Kent – throw the dart on the operational issues are going to be – it is an enabling info gathering

Eric – we should not blind side him with this at all -

Kment – you need to go to each board with this

Alan – I look at the building inspector in any given town – I think about the process –

Dan – I absolutely believe we need to sell this to the boards

Alan – not a high frequency occurrence

Kent – a very important point to make – low frequency – that gets the buy in –

Alan – major projects – medway commons, walgreens =-

Kent – it might be once every other month – I can do that –

Dan – to get a handle on numbers –

Lengthy discussion –

Do development review coordinating council as a citizens petition –

More discussion on site plan bylaw

Move on to OSRD