



TOWN OF NORTHBOROUGH

Town Offices

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Approved 1-16-07

Planning Board Meeting Minutes January 2, 2007

Members Present: Rick Leif, Don Hewey, Bob Rosenberg, George Pember

Others Present: Kathy Joubert, Town Planner; Patricia James, Worcester Telegram & Gazette

Chairman Leif opened the meeting at 7:00 pm.

7:00 pm Approval of minutes of December 5, 2006 and December 19, 2006

Mr. Pember moved to approve the minutes of December 5, 2006 with amendments. Mr. Rosenberg seconded the motion and the vote was unanimous.

Mr. Rosenberg moved to approve the minutes of December 19, 2006 with amendments. Mr. Hewey seconded the motion and the vote was unanimous.

7:45 pm Discussion Re: Comprehensive Zoning Reorganization Project

Rick Leif

- Town Administrator needs the Town Meeting warrant articles by February 16th
- Board of Selectmen will review the warrant at the end of February
- About 6 weeks left to finalize what will go to Town Meeting
- Judi Barrett will attend the January 16th Planning Board meeting
- Ms. Barrett will have Site Plan Review and Design Review information ready for the January 8th subcommittee meeting
- Planning Board members should send comments to Kathy Joubert during the week of January 8th
- Bulk of changes have been to 7-04, 7-12, 7-16, 7-20, Site Plan and Design Review
- Has been general clean-up work throughout the bylaw by Ms. Barrett and Ms. Joubert
- Planning Board needs to know how many areas of the bylaw have been changed and specifically what are the changes in the existing bylaw?
- How do we make sure everything in the new version is correct?
- New bylaw will not look like the old one – will be hard to compare the two
- Ms. Barrett will proofread as per her contract
- Fran Bakstran suggested each person on the committee proof a part of the new version.
- May be a good idea for Planning Board members to also proof parts of the bylaw they have a particular interest in.

Don Hewey

- Worried about other areas of zoning other than what's in the new version
- OK with proofing – not OK with content

Rick Leif

- Have to make sure there are no administrative problems with new version
- Think we will need to schedule a Planning Board meeting on January 30th
- Next scheduled Planning Board meeting is January 16th
- Suggested to Subcommittee that as many members as possible come to Planning Board meetings to have a better dialog
- Also suggested Planning Board members come to Subcommittee meetings if possible
- Bob Rosenberg has been a regular attendee.
- Talked with Ms. Barrett about how much and what we will be taking to Town Meeting
- Do we still think we can do all of this or should we divide it up and bring it to two Town Meetings?
- Ms. Barrett suggested BA, BB East, BB West, Industrial, Site Plan and Design Review for this year's Town Meeting
- Potential of revisiting to see where we are and what we can do
- By mid to late February we have to feel comfortable with whatever we bring forward.

Kathy Joubert

- Tonight's meeting needs to focus on parking 7-20-010
- Meeting on January 16th to follow up on parking and discuss Site Plan

Rick Leif

- Have to try as best we can to pull this all together
- Could we carve out a piece not ready and go with what's ready?
- Balance both simultaneously
- Need a decent project to go to Town Meeting
- Need to make sure after April that what we have is what we want to go forth with

Kathy Joubert

- Judi combined the loading and parking sections into one section.
- Change to BA district is to officially call it the Downtown Business District
- Intent at Town Meeting is to say that all incidences where "BA" appears will be changed to Downtown Business District and that this change can be made in-house
- Parking: addressing pedestrians, bicycles and vehicles
- Going along with village concept – moving stores close to lot lines and people walking
- Zoning no longer written district by district – going to be written by use
- Added waiver section

Bill Farnsworth

- Need to add a requirement for visitor parking with multi-family, 40B projects and senior residential communities

Rick Leif

- Ms. Barrett's experience is that parking is overbuilt
- New version, as proposed, would require less parking spaces – smaller parking size than we require
- Also compact spaces added
- Should not force the over-building of parking – less usually works out

George Pember

- Seems like most popular vehicle is an SUV
- Agree about the number of parking space, but not sure about the size

Kathy Joubert

- Today in zoning we don't dictate the sizes of spaces – just require 180 square feet
- Numbers proposed are standard numbers for retail use
- Used ITE and American Planning Association standards – both have developed standards over the years
- Handicapped accessibility is required in the building code, not in the bylaw

Rick Leif

- Page 2, Section 3 of draft of parking regulations re: getting buildings to front of lot and having parking on the side and in back – does not include residential uses
- Ms. Barrett will make sure the residential use is changed.
- For industrial uses, better to have the buildings in the front
- Is in favor of reducing asphalt and no longer specifying parking regulations by uses

Don Hewey

- Agree with something off-sized for small cars
- Less pavement in a lot of different scenarios makes sense, but not in retail
- Would like an example of parking requirements under new versions for a 62,000 square foot retail establishment
- Reducing some pavement is OK, but this reduces more than half of what is in our bylaw now for a 62,000 square foot retail establishment

Kathy Joubert

- Standards used are from 1954 – parking requirements have changed since then in the commercial and industrial fields

Don Hewey

- Following the use makes sense
- If intent is to reduce it, not sure the intent in this example from current zoning and new zoning standards is valid

Rick Leif

- Will think about that for the next meeting

Kathy Joubert

- Parking standards now are getting away from planning a parking area for the 3 busiest days of the year.

George Pember

- Might be helpful to identify the current standards

Kathy Joubert

- Will check with the Town Engineer's reference and her own

George Pember

- Have heard from several developers that parking requirements in Northborough are out of touch with reality and require too many parking spaces.

Bob Rosenberg

- What is our benchmark?

Don Hewey

- Seems like a drastic reduction for large retail
- Would like to see numbers run
- Will send Kathy his calculations

Kathy Joubert

- Parking space numbers are calculated according to the size of the building and then handicapped spaces are added to that number.

Rick Leif

- These are the types of analysis we need to do.

Bob Rosenberg

- Would like to reiterate parking applying across districts
- How will this be different?
- Have to pay attention to this
- Reviewed access driveways and interior circulations

George Pember

- Would like to have police and fire chiefs info on this

Kathy Joubert

- Every document sent to the Planning Board and Subcommittee goes to multiple staff members.
- Today the parking document was sent to the DPW Director, Town Engineer and the Fire Chief.

Bob Rosenberg

- 7-20-040 Open Space requirements – precludes parking
- Need to think about what we designed last year
- What will this do on top of last year's requirement?
- When looking at that section, want to consider districts abutting districts, not uses abutting uses – found loopholes in that approach
- Talking about parking by use rather than parking by district
- Open space land standards need to parallel that idea
- From last meeting, discussed whether transitional district is residential or business

Kathy Joubert

- Asked Ms. Barrett after last meeting and she said that she references it as following residential

Rick Leif

- Makes sense to set up as a new district

Bob Rosenberg

- Special conditions are residential in Neighborhood Transitional Area

Kathy Joubert

- Question is – Is transitional district a residential district or business district in relation to what?

Bob Rosenberg

- Must be made clear if it's a classification of residential districts

Kathy Joubert

- Will check with Ms. Barrett on this

Old/New Business

Amended Plan for Stirrup Brook Estates

The Board signed the amended plan for Stirrup Brook Estates.

Adjournment

Mr. Pember moved to close the meeting. Mr. Rosenberg seconded the motion and the vote was unanimous. The meeting adjourned at 8:45 pm.

Respectfully submitted,

Debbie Grampietro, Secretary
Planning & Engineering