



# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 5/1/12

## Planning Board Meeting Minutes April 17, 2012

**Members Present:** Rick Leif, Theresa Capobianco, Leslie Harrison, George Pember, Michelle Gillespie

**Others Present:** Kathy Joubert, Town Planner; Bill Farnsworth, Zoning Enforcement Officer/Inspector of Buildings; Carolyn & Charles Caliri, Amy Jo White, Ellen Picone, Brian Smith, Brett Matthew, Tel Knepper, Joan Collins, Lisa Maselli, Carol Chione, Jarrett Craver

Chairman Leif opened the meeting at 7:00 pm.

### Public Hearing to Consider Citizen Petitions RE: Proposed Zoning Amendments as follows:

- Amend the Northborough Town Zoning Bylaw Chapter 7-05-030 Table of Uses, Table 1. Table of Uses, Part B. Commercial and Industrial Districts Residential Uses Section A. Principle Uses, Sub-section Multifamily dwelling in Business East by removing “may be allowed by special permit from the Zoning Board of Appeals” and replace with “prohibited use”.
- Amend the Northborough Town Zoning Bylaw, Chapter 7-05-030 Table of Uses, Part B, Commercial and Industrial Districts, Section: Mixed Uses, Sub-section: Horizontal Mixed Use Development in Business East by removing the use allowed by Special Permit from the Zoning Board of Appeals and replace with “prohibited use”.
- Amend the Northborough Town Zoning Bylaw, Chapter 7-06-030 Table 2. Table of Density and Dimensional Regulations for District Business East by changing existing Minimum Yard Setbacks of “twenty (20) feet” to “twenty-five (25) feet for Side; twenty-five (25) feet to thirty (30) feet for Rear.”
- Amend the Northborough Town Zoning Bylaw, Chapter 7-06-030 Table 2. Table of Density and Dimensional Regulations for District Business East Minimum Open Space by removing “twenty (20) percent” and replacing with “thirty (30) percent”.

Chairman Leif read the legal notice for this public hearing.

Mr. Leif stated he would like to consider the four citizen’s petitions together, and open the floor to the proponents of the petitions. After they have spoken, the Planning Board will discuss the recommendations they will make on the petitions at Town Meeting. He explained the Town Meeting Moderator will ask the Planning Board for its recommendation. He noted the petitions will be considered separately at Town Meeting.

Carol Chione, 15 Brigham Street, presented the four citizen's petitions.

Ms. Chione reviewed her summary document, stating Article 31 was presented to the Town by the Planning Board in 2009. It was many years in the making, starting in 2004 and in 2007 a consultant was hired to guide the new building plans. Many residents got involved and spoke of their concerns. The group "Citizens Against Northboro Gridlock" was put together to offer a more in-depth analysis of the issues from the residents' perspectives. She stated in researching minutes, the board was already prepared to make amendments for laws that may need revisions and the multifamily piece was under great discussion. Ms. Chione stated the 483 apartments found at Avalon more than fulfill the Town's 40B requirements and satisfy Mr. Leif's concerns about affordable housing.

Ms. Chione referred to a color picture of a horizontal mixed-use residential/commercial project located at 269-273 West Main Street on page 2 of her summary. She stated the project has two more buildings than needed, no green space, not enough parking, buildings placed almost on top of the roadway, and is in a location that does not enhance the existing shopping malls or the new mixed-use buildings. She questioned who would want to live there, and suggested with the lights, sound, dirt and exhaust from Route 20 it would not be a welcome place to live or for any office to locate that would need calm surroundings for patients to be comfortable. She also questioned how fire trucks would service a possible calamity at the site, and how this project got approved.

Ms. Chione referred to color pictures on page 3 of her summary which show one of the 269 – 273 West Main Street project's buildings at the corner of West Main Street and King Street, and one showing that whole project. She continued to page 4 of her summary on which she referred to the color picture of the horizontal mixed-use development at 73-79 West Main Street by Dimitrios Voyiatzis, stating everyone who drives by this mall is aghast by its floating sidewalk, its building layout with the rear wall of each building facing the road, it's limited parking and no green space. Ms. Chione stated there is only one tenant currently, Boost Fitness, and already all of the parking spaces are taken. She questioned what will happen when other tenants require use of the parking area, and if customers will have to park on Route 20.

Ms. Chione stated the four articles address the blatant disregard for the Northborough Master Plan. She stated the Town does not need any more apartments along Route 20 in the Business East or Business West districts, but the Town absolutely does need green space and setbacks. She suggested the natural order of replenishment of the aquifer and the safety of people getting on and off sites is being tossed aside.

Ms. Chione stated she has experienced first-hand the predetermined decision of the Planning, Design Review and ZBA boards for this continued type of project with the Tim Shay, 130 Main Street application. She stated she and her neighbors will do everything in their power to preserve the rural and small town community flavor of Northborough, and if that means calling attention to the issues in the media and finally at Town Meeting, they will do so. Ms. Chione stated it is her hope that her presentation before Town Meeting will be compelling enough to move citizens to vote for the amendments that are sorely needed to protect Business East from looking like Business West, and that her presence at this meeting will urge the board members to vote in favor of their four articles.

In response to a question from Mr. Leif, Ms. Chione stated she and Karen Ares wrote the petitions together.

## Summary of Questions/Comments:

Mr. Leif asked Ms. Joubert and Mr. Farnsworth to address fire department issues with the project at 269-273 West Main Street.

Ms. Joubert stated the Fire Chief reviewed the site plan for the West Main Street development and had no issues with the parking areas and driveways. All of the Fire Department equipment can access and safely maneuver the site.

Mr. Farnsworth stated the Fire Chief has signed off on all of the building permits for the project. There is adequate access for the apparatus, and it meets the fire code and building code.

Charles Caliri, 50 Juniper Hill Road, stated the 1997 Master Plan includes the results of a survey sent to all residents which indicates citizens want to maintain the small-town feel of Northborough. It mentioned some in-law apartments but not multi-families. He stated it is a plan developed by the people of Northborough with their input. The Community Development Plan was done by consultants paid for by Beacon Hill and not concerned with the residents, but only with money. He asked the board members to consider the residents and their feelings at Town Meeting.

Joan Collins, 48 Collins Road, stated she is a member of Boost Fitness at 79 West Main Street, and parking is already difficult, even though all the other retail units are vacant. She questioned where people will park when all the units are occupied.

Mr. Leif explained the passing of the citizen's petitions will not affect the parking at that site.

Jarrett Craver, 19 Brigham Street, asked the board what they were trying to do when they put these bylaws together. He questioned if it was for revenue.

Mr. Leif stated the board knew the 382 unit AvalonBay complex was coming with high amenity, high-rent apartments, and also affordable units. It would put the town over the required 10%. Most people living at Avalon would not be Northborough residents looking for apartments or to find a home, etc. The board felt there was still a need for smaller-footprint living units in town that would be rented out at rates less than Avalon for first-time people in town, college graduates, etc. Also, as people age in Northborough, they could find something smaller to live in after selling their homes. Senior Residential Communities are high-cost. The effect of mixing these residential units with a commercial base could be a benefit to the residents as well as to the tax base in town.

Mr. Craver stated the 130 Main Street project needed a special permit, which requires it to fit in with the character of the neighborhood. This project has been a bad experience for him and the project is hurting his neighborhood. He stated nobody he has talked to thinks these large developments are good for the town. People of Northborough feel they want a small-town community. They want to see historic houses and not a lot of apartments in their neighborhood.

Brian Smith, 97 Main Street, stated the town is seeing an increased taxing of Proctor School and the Middle School from AvalonBay. The town has to be careful it doesn't get to a point at which a new school is needed. The school budget increase was more than the town's revenue increase. Mr. Smith also mentioned that, if the amendments are approved, certain sections of the zoning bylaw relating to horizontal mixed-use and multi-family developments will need to be amended also. He mentioned Sections 7-45 and 7-52 of the bylaw.

Amy Jo White, 23 Brigham Street, stated that, as a senior citizen, she would not go into an apartment now, and doesn't see apartments on her horizon. She would appreciate smaller areas that were more friendly to seniors in town, and other seniors would, too.

Ms. Chione stated she has found house listings that have been on the market for over a year. She believes her house will sell quickly when she puts it on the market. She likes the small-town feel and asked Mr. Leif if he believes there is a market for the units in these mixed-use developments.

Mr. Leif stated he hasn't looked specifically home by home. He stated there doesn't seem to be a lot of homes that are lower-priced. There are more deals now because the housing market is bad, however when looking at housing over the long term, when housing was booming, there was a real problem with dwellings being very high-priced. He stated longer term, he thinks the town needs a selection of housing options. The board has to decide if these four petitions are a good way to go about it. On Town Meeting floor, the board will see how the residents feel.

Mr. Caliri stated affordable housing is a nice idea, but the town is almost built-up with housing, open space and businesses. If the town has more apartments it will bring in children and will require more schools and more teachers, which cost a lot of money. This means taxes will go up, and housing won't be affordable.

Lisa Maselli, 13 Maple Street, stated there are only about 85 properties in the whole business east district and every one backs into neighborhoods with smaller homes. Developers can buy these properties for less money and the complexes will look awful. She questions who would want to live on Route 20. The elderly housing off West Main Street is very nice, which is what everyone is looking for. The Town needs to have more green space.

Carolyn Caliri, 50 Juniper Hill Road, stated since Avalon, there have been more accidents and thefts. With the proposed new apartments, with twelve units in a small place, there will be conflicts among the apartment dwellers. It's better if the units are spread out.

Ms. Collins stated it sounds like the town wants affordable housing, but smaller homes can be affordable. If the town adds more affordable homes, people will be able to live in town. Northborough is slowly becoming a city and many residents do not want to live in a city. Adding apartments and retail space will make it a city.

Ms. Chione asked what qualifies as affordable. She stated Mr. Shay says the rent for his apartments will be \$1500. She stated her mortgage is less than that, and said town houses and duplexes on the market do not get filled.

Mr. Leif stated one definition of affordable is the state mandate that requires 10% of a town's housing stock to be a certain percentage of the median income. Another definition is varied price points for housing in town. He stated when the board talked about zoning prior to the Community Development Plan, it was apparent there was not a lot of varied price points. Through zoning, they are trying to introduce more price points in town. The Avalon complex addressed the state mandate. The point of the zoning is to offer residential living at price points people can afford. They are trying to reach a compromise between the smaller price point units of 1940 – 1960 and the larger price point units of the 1970s and up.

Mr. Farnsworth stated nine units on Hudson Street have been sold and Dunia Gardens on Hudson Street is full.

Mr. Leif stated they are trying to achieve small-unit housing that falls between the older single-family homes and large homes being built now. Price will vary over time, but in the long run, they will fit in that spectrum somewhere.

Ms. Maselli asked if the board was prepared to look at revisions to Article 31 (2009 ATM) now.

Mr. Leif stated it is the board's intention to do that since they've seen the new projects. The board will look at revisions and Town staff will be doing work on this for them.

Mr. Smith offered his help with this if the board needs it.

Ms. Collins asked the board to consider allowing more residential two-bedroom homes that would be more affordable to a buyer.

Ms. Harrison stated land prices are through the roof, making even small individual homes extremely expensive; apartments are a more efficient use of land, allowing for a lower price point.

Ms. Joubert explained in 2009 "cottage" dwellings of not more than 1600 square feet were added to the bylaw in the Hudson Street area to see if the idea of building smaller homes would be viable. To date, no one has utilized this portion of the bylaw.

Mr. Leif stated the best they can do with zoning is to offer options with regulations that define general ground rules. Builders will build what they think will sell. The 2009 amendments expanded what builders could do by providing additional options of varying densities.

Ms. Chione stated the Business East district is a gateway to town. There are several parcels in the neighborhoods that could be zoned for that type of development like Mr. Shay's. It's one thing to say keep commercial on Route 20, but residents don't really know where the Business East district is and where it lies. She stated White Cliffs could be 3 acres of apartments.

Ellen Picone, 64 Brigham Street, questioned if the Planning Board realized what these developments would look like when they decided on this zoning. She stated one of the 130 Main Street buildings will be 25 feet from the neighbor's property line. It won't be safe for neighborhood children because people living in the apartments will watch them. Four hundred and sixty-two (462) extra cars will be coming in from Route 20 and onto Brigham Street. The Police Chief has said it is a bad area for traffic and that's not the developer's fault. She questioned who will be protecting the children and the elderly who walk on Brigham Street.

Mr. Leif thanked the residents for coming to the meeting and presenting their information. He then asked for comments from the board and staff.

#### Summary of Staff and Board Comments:

Mr. Farnsworth stated the first 2 articles about the use have been discussed and the last 2 articles are changing dimensional regulations. He questioned what the rationale is for the articles relating to setbacks and open space. He noted there was considerable discussion on these going into 2009.

Mr. Leif stated he assumes they are there to allow for more open space, and to keep projects away from neighborhoods but given the petitioner did not attend the public hearing this evening, he can only assume those are her reasons for proposing the amendments.

Ms. Chione responded they wanted more open space, but started out with 5 more feet. Most projects don't have a lot of open space.

Ms. Joubert stated that prior to 2009, there were no open space requirements in business districts, and one of the requirements the Planning Board and Zoning Board of Appeals brought into the business districts was a minimum percentage of open space.

Mr. Leif stated that if the setbacks and open space amendments passed, a lot of parcels would become non-conforming and those owners would have to go to ZBA if they want to do anything to their property in the future. The board would look lot by lot to see what impact it would have on property owners.

Mr. Farnsworth stated dimensions are uniform throughout the business district. There was a lot of discussion on it. Regarding the creation of non-conforming lots, Mr. Farnsworth stated when a building permit application is filed, he has to determine if the lot is or is not non-conforming. It is very critical and important for any building, refinancing or any kind of renovation or change. It is the first question that comes up.

Ms. Capobianco stated she understands the feelings of the residents and thinks the projects seem a little cumbersome. However it is up to the developer to take the risk of putting in apartments and whatever else he wants. Apartments are not houses and for a lot of people coming out of high school and college and who are teachers, etc., this type of housing provides them with the opportunity to go to a house at some point. Northborough could use this type of housing so people could stay here and move on to larger housing in the future. She stated she would not be opposed to reducing the amount of multi-family units in the Business East and West districts, but elimination means eliminating housing for certain people. Ms. Capobianco stated she was all for open space, and the same with setbacks, however at the same time, she would like to see the impact the proposed amendments would have on existing structures.

Mr. Pember stated when Avalon and the shopping center were proposed, that was the time to say a new Master Plan is needed. Sewer was expanded, and Avalon's impact has not been seen yet. The current Master Plan is completely out of date, but due to monetary constraints, it has not been updated.

Regarding groundwater, Mr. Pember stated most projects are done with a recharge system and are not impacting the groundwater because the developer has to design a system to keep it on the site. He referred to the 12-unit apartment building at the corner of Blake Street and Pierce Street, stating it was done in a classy fashion and he is not aware of any problems from it, or problems with it blending into the neighborhood. It seems to work. He agrees with Mr. Leif that there is a need for different types of housing and not necessarily all clustered in one area. Northborough does not have to remain all single-family housing and he stated he thinks multi-family units could be located along Route 20. He stated his office is next to Mr. Shay's parcel, and he would like to see fewer residential units. The issue of where the town stands financially, and because of Wegman's and other places going in the shopping center, Northborough is one of the few towns that hasn't had a dramatic spike in taxes. That's not to say that the problem has been solved. The only way to keep taxes down is through commercial and manufacturing revenue. People who can't pay their taxes will have to live in an apartment. Northborough needs alternative dwellings, not just permanent but apartments. He stated he is not sure the proposed amendments are going to defeat the need in town for various price points. As far as the setbacks and open space articles, Mr. Pember stated he is very sympathetic to the residents, but most people concerned with Mr. Shay's project were concerned with traffic. Most parcels available for development will have impact on people who live behind them. He would like to see how many people will be impacted. He stated he would not be opposed to increasing rear setbacks to 30 feet. Regarding open space, he stated he likes it but would have to see more information on it, and there's not enough information tonight with which to make that decision.

Ms. Harrison stated she sympathizes with the residents in the neighborhood behind the proposed 130 Main Street project. However, she would like to have more information on the amendments before making a decision. She stated the open space and setback amendments seem a little arbitrary.

Ms. Gillespie stated a new building will be constructed at 162 Main Street, across the street from the former Beezer's site. The amendment regarding setbacks would need to be looked at. She stated she agrees with the buffer. However the proposed 162 Main Street building would have had a problem with increased setbacks. She stated she has received many complaints about the multifamily housing. What's happening - is the density. It's too much for these smaller parcels of land. If they were less dense and the buildings weren't so large, they would fit better into neighborhoods. She asked Ms. Joubert about the situation with the White Cliffs property.

Ms. Joubert stated the White Cliffs property is a split lot with frontage in the Business East zone, but the majority of the property is in a residential zone. The White Cliffs structure itself is not in the Business East district.

Mr. Farnsworth stated the total parcel size of the White Cliffs property is 6.5 acres and less than 50% is in the Business East zone, so it could not be developed.

Ms. Gillespie said we still have multifamily use in the Business West and Downtown Business districts. It is more rural in the Business East district. A compromise would be to reduce the density. She believes that some of the multifamily amendments in 2009 were rushed through. She questioned if they approved these amendments and then go to Town Meeting, would it completely eliminate multifamily use from the bylaw. She stated the need to do something tonight or had concerns about waiting another year.

Mr. Leif stated they didn't rush through anything in 2009. The zoning just needs to be revised. When they proposed this zoning, they had a draft with multifamily zoning they thought was reasonable. Citizens came to them and they made changes. There was a series of changes made to the revised zoning bylaw the Planning Board and the Zoning Subcommittee came up with, based on input from concerned citizens. He stated his concern is that this process hasn't happened prior to this hearing for the proposed amendments. In 2009, there were community meetings leading up to Town Meeting, which could have focused on a way to manage down multifamily use and density. That process didn't happen this year and the citizen's petitions were filed without enough time for the Planning Board to study them prior to Town Meeting. There are issues being created by the zoning and they need to be addressed. Mr. Leif stated the board needs to go forward and make changes for 2013 Town Meeting, including meetings with input from residents. He stated he is disappointed the residents didn't come forward and work with the Planning Board prior to Town Meeting. There could be impacts from the proposed amendments that the board won't know about. Citizen's petitions are not the way to go about it.

Ms. Joubert stated when the board proposed the changes in 2009, they contacted every single property owner who would be affected to come to the public hearings and public forums. There hasn't been that type of input this time.

Mr. Leif stated this is something the board needs to commit to and start working on after Town Meeting.

Ms. Harrison asked Mr. Farnsworth what the possible negative impacts could be.

Mr. Farnsworth replied he couldn't answer that question completely without doing research, but suggested if the dimensional requirements were changed, they may be making lots non-conforming, which affects properties, the financial value of property and anything a property owner might want to do with their property.

Ms. Joubert stated one of the other things that could be affected is the prospective income of some of the homeowners who may want to sell their properties. If the amendments pass, the changes will affect a lot of property owners who have not been part of the discussion process.

Ms. Gillespie asked if they could reduce some of the density.

Mr. Leif stated it would be more than reducing the number of units. They must look at different aspects of the zoning. He stated he wouldn't want to do a quick fix.

Ms. Joubert stated this will be a 6-7 month process for the board and she is assuming they will not be just looking at the Business East and West districts. She noted she has not heard of any complaints about the project at 269-273 West Main Street. She stated they have to determine if the number of units and/or the density factor is the issue. Buffering is an issue, which would involve reworking landscaping requirements and determining what a buffer really is. With the current regulations, it could be grass – not vegetated, not a fence, and not controlling sound. They need to make sure what they want to protect is being protected.

Mr. Leif stated the board needs to decide what they're going to say at Town Meeting and there's no time to do any more. He feels there are too many loose ends to support these changes.

Mr. Pember stated he could support the rear setback change, but he would not support the rest.

Mr. Leif said he couldn't support the setback change because there is not enough information on the impact it will have.

Ms. Gillespie said she doesn't understand how waiting would impact anyone. She reiterated she is concerned about waiting an entire year to make the changes.

Mr. Leif stated he doesn't anticipate there's going to be a lot of development due to the economy.

Ms. Gillespie stated she would support the horizontal mixed-use and multi-family amendments, but not the setbacks and open space amendments.

Mr. Pember stated any zoning requires 2/3 vote at Town meeting. If multifamily use is eliminated and they support it, and then decide down the road it was a mistake, it could be a challenge to get it back in the bylaw, and would defeat the purpose of providing housing options. He stated he would not support defeating multifamily use. He would like to keep it in the zoning until they have an alternative.

Mr. Leif stated the setback amendments would have the least impact and the open space increase is too much. It could have a serious impact.

Ms. Harrison stated she agrees with Mr. Leif regarding the setbacks. She asked Ms. Joubert about the research that she had done, and Ms. Joubert stated she just looked randomly at some properties in regard to the setback amendment, but did not look at open space.



Ms. Joubert stated the proposed medical office building at 162 Main Street would not meet the proposed new requirements and the Central One Credit Union would not meet the proposed rear setback. The Northboro Septic building would have to be smaller if they were planning to build it there now. On East Main Street, owners of single-family homes who wanted to build something new would not be able to build the house they now have. She stated she didn't know how many lots would be impacted.

Mr. Leif stated it is more honest for the board to say they haven't done a lot of research, but the setbacks give them a short-term way to handle the situation. Maybe they could amend it to include the rear setback but not the side. He stated he agrees with Mr. Pember and others about not eliminating multi-family housing entirely in the Business East and West districts.

Mr. Pember motioned to not support the proposed amendment to Section 7-06-030 Table 2. Table of Density and Dimensional Regulations to increase the minimum open space from 20% to 30% in the Business East district. Ms. Harrison seconded the motion, and the vote was unanimously in favor of not supporting the proposed amendment.

Ms. Capobianco stated people who will be affected by the proposed change in rear and side setbacks will have no idea this is happening, and they should know about it. It could potentially limit what someone can do with their property and that warrants more discussion. The ideas are right, but the timing is wrong.

Ms. Joubert stated there are plenty of existing homes on Route 20 in the Business East district, not just businesses. The setback amendment may affect people the petitioners may not want to affect.

Mr. Farnsworth stated adding on to a non-conforming house is limited. With a conforming structure, there is not that limitation.

Ms. Harrison motioned to not support the proposed amendment to Section 7-06-030 Table 2. Table of Density and Dimensional Regulations to increase the side setback from 20' to 25' and the rear setback from 25' to 30' in the Business East district. Ms. Gillespie seconded the motion and the vote was 4 in favor of not supporting the proposed amendment. Mr. Pember abstained from the vote.

Mr. Pember motioned to not support the proposed amendment to Section 7-05-030 Table of Uses to prohibit horizontal mixed uses in the Business East district. Ms. Harrison seconded the motion and the vote was 4 in favor of not supporting the proposed amendment and 1 (Ms. Gillespie) opposed.

Ms. Capobianco motioned to not support the proposed amendment to Section 7-05-030 Table of Uses to prohibit multifamily dwellings in the Business East district. Mr. Pember seconded the motion and the vote was 4 in favor of not supporting the amendment and 1 (Ms. Gillespie) opposed.

### **Covenant for Stirrup Brook Estates II**

The board signed the covenant for Stirrup Brook Estates II.

### **Proposed Zoning Amendment to Section 7-02040 Definitions – Lot Width, Minimum**

A discussion was held as to how Mr. Leif would present the Planning Board's zoning amendment at Town Meeting. He noted the purpose of the change has to do with minimum lot frontage and confusion that arises when interpreting the bylaw in relation to irregularly shaped lots.

Mr. Farnsworth stated the proposed language clarifies the existing language for minimum lot width. Developers with irregular lots have a problem figuring out minimum lot width. The correct interpretation is the minimum distance from side to side. The amendment gives a clear understanding of what minimum lot width means when applied to regular lots and irregular lots.

For the citizen's petition, Mr. Leif stated he will give a summation of why the Planning Board does not support the petitions, the reasons why, and that the board did not have enough time to do the work involved in order to present their own amendments this year.

**Earthwork Board Appointment:** The board voted to reappoint Fred Philcox as their Earthwork Board representative.

**Approval of Minutes:** The board voted to approve the minutes of the March 7, 2012 as amended.

**Next Meeting:** The next meeting will be held on Tuesday, May 1, 2012. It was noted Mr. Leif will be away for most of the month of June.

### **Discussion on Planning Board's Review of ZBA Applications**

Ms. Harrison stated she feels the Planning Board looks at ZBA articles in a vacuum, with very little information. Regarding the 130 Main Street ZBA application, she stated if she had known more about it she would have thought differently. She questioned if there is a more thorough process to go through. She said she felt frustrated.

Mr. Pember stated the larger applications are usually presented by the applicant or the applicant's attorney.

Ms. Joubert stated the board receives copies of the ZBA applications and it is their responsibility to review these projects in regard to how they relate to zoning regulations. Ms. Joubert suggested if the project is large, the board could ask the engineer to come to a meeting and explain it to them.

Regarding the 130 Main Street application, Mr. Pember stated the abutters' issues are privacy and traffic impacts. The traffic study has shown there won't be traffic issues. The issue is "not-in-my-back-yard" (NIMBY). The Planning Board and ZBA have to make their decisions based on zoning. The 130 Main Street project represents something that the board had sought and it complied with the zoning.

Mr. Leif explained the Planning Board reviews, and sends comment letters to the ZBA for, Site Plan Approval and Special Permit applications when the ZBA is the Special Permit Granting Authority for a project.

The meeting adjourned at 10:00 pm.

Respectfully submitted,

Debbie Grampietro  
Board Secretary