

MINUTES OF WESTBOROUGH PLANNING BOARD

January 3, 2017

Regular meeting of the Westborough Planning Board held in the Forbes Municipal Building, 2nd Floor, Room 23 at 45 West Main Street. Members Bush, Silverberg, Spencer and Paris were present.

Next Meeting date: January 17, 2017

At 7:00 p.m. Continuation of Special permit public hearing on Earth Moving at 9 Otis Street

Mr. Greg Scotchie came forward to discuss the conditions for the subgrade which are further detailed on the most recent plan submitted today.

Chairman Brian Bush asked if the Town Planner met with the Town Engineer to discuss the most recent plan, comments and performance bond.

Mr. Scotchie reviewed the plan with the Building Commissioner whom stated there is no need for any additional permits from his department since there are no structures or paving being proposed.

The Town Planner reviewed the Earth Moving Special Permit with the Members, Applicants and Town Engineer, appropriate edits were made.

The Town Planner will re-draft the Earth Moving Special Permit #EM-2016-1 tomorrow and submit to the Applicant and Members.

Member Mark Silverberg made a motion to close the public hearing on Earth Moving Special Permit #EM-2016-1 at 9 Otis Street, seconded by Member Bill Spencer, all in favor, unanimously voted.

Member Mark Silverberg made a motion to approve with conditions the public hearing on Earth Moving Special Permit #EM-2016-1 at 9 Otis Street, subject to edits discussed, seconded by Member Tim Paris, all in favor, unanimously voted.

At 7:00 p.m. Discussion on Future Zoning Articles

Mr. Tin Htway, Building Commissioner and Justin Lundberg, Board of Appeals & Conservation Commission came forward to discuss the draft zoning articles they have been working on with the Town Planner and Board Member Tim Paris.

Mr. Htway stated there has been an increase of generational families desire to live under one (1) roof for hardship purposes. Right now the only mechanism is an application for a two (2) family in a residential zone allowed by a special permit with the ZBA. This creates public hearings in which abutters are notified, public hearings are held and neighbors become alarmed thinking there may be a boarding house being proposed. Once the hearing begins and they see the actual submittal of an accessory unit, they leave the meeting and the board must complete the public hearing process. This Article would streamline and simplify the process for all involved.

Mr. Htway stated the unit is still considered a one (1) family not a two (2) family dwelling and will be taxed appropriately. Utilities, sewer or mailing addresses would not be separated for each unit.

Members discussed the current draft, suggested edits and will continue to work on this document with the expectation of a warrant article at Spring Town Meeting.

PLANNERS REPORT:

The Members along with the Town Planner discussed the increasing cost to applicants for performance bonds and if changes should be made as to not cause hardships for Proponents.

There being no further business to discuss, the meeting adjourned at 8:39 p.m.

Respectfully submitted,

Destiny Ashworth/Administrative Assistant

APPROVED:

Brian Bush, Chairman of Board

Mark Silverberg, Vice-Chairman of Board

William Spencer

Tim Paris