

Meeting Minutes
May 3, 2011
West Boylston
TOWN WIDE PLANNING COMMITTEE

TWPC members present: Mr. Gaumond, Mr. Fishbein, Ms. Pare, Mr. Simmarano, Ms. Meola, Ms. Engelbart, Mr. Owanisian

TWPC members absent: Mr. Phillips, Ms Dunne and Dr. Tashjian

The TWPC meeting was called to order by the Chairman, Leon Gaumond, at 7:01 pm.

Motion by Ms. Pare to approve the minutes of 4-5-2011 and to amend the minutes to reflect the fact that Ms. Engelbart was present. Seconded by Mr. Owanisian. All in favor.

Due to time constraints, Mr. Gaumond asked to have the Master Plan Update: Chapter 7: Open Space and the review of the Open Space Implementation Section carried over to the next meeting. There was general agreement.

Ms. Pare asked to table discussion of the land use and housing sections until later this year or early next year when the census data is completely certified. All in favor.

Mr. Gaumond reviewed the warrant for the May Town Meeting (2011). The TWPC determined that most articles were not addressed by the Master Plan or no recommendations by TWPC were needed on Town Meeting Floor with the exception of Article 37 (Incentive Zoning). Ms. Pare spoke to the need for incentive zoning with changes particularly in the way the Town calculates the density bonus. This article will limit the land to that which is usable land (Section 3.10.D). They also change the ability of multi-family dwellings per lot (Section 3.10.D#3). They are also adding a fee in lieu of units to contribute money to the affordable housing trust fund. There was significant discussion on the calculation of exemptions from the provisions of 40B. Ms. Pare and Mr. Gaumond informed the group that a determination would likely be done this summer. Motion to recommend this article to Town Meeting by Ms. Pare. Seconded by Mr. Simmarano. Voting yes: Ms. Pare, Mr. Simmarano, Ms. Meola, Ms. Engelbart, Mr. Owanisian. Mr. Fishbein abstains.

Ms. Engelbart asked if there is any requirement or guidance from the state or federal government as to how much open space a community should have. After a discussion, the consensus was no.

Next meeting will be held on June, 7, 2011 at 7:00 p.m.

Motion by Ms. Meola to adjourn, seconded by Mr. Simmarano. Meeting concluded at 7:55 p.m.

Leon A. Gaumond Jr., Town Administrator