

## Minutes of the Meeting

And

- 1) Continuation of Freedom Worship Center – Administrative Appeal
- 2) Continuation of Gerardi Sarli – Variance, 3) Afra Terrace
- 4) Keystone Development – Crescent Street – 40-B

December 14, 2006

Present: Matthew Colangelo, Chairman Philippe W. Chevalier, Vice Chairman, Charles C. Witkus, Clerk, Barbara M. Deschenes, Linda Ann Isgro, and Paul Hennessey

Also Present: Gerardo Sarli, Mike Staiti, and Andrew Beardsley

The meeting was opened at 7:15 pm in the Selectman's Meeting Room. Mr. Colangelo read a letter regarding Freedom Worship Center's Administrative Appeal requesting a continuance to February 8<sup>th</sup>, 2007. Motioned to move by Mr. Chevalier, 2<sup>nd</sup> by Ms. Deschenes – all in favor.

### Gerardo Sarli – Variance

At 7:20 pm Mr. Sarli presented revised plans showing enough parking for requirements with 34 parking spaces available, however, he had concerns about the second level extra footage and questioned if it was counted as common area or retail.

Mr. Chevalier suggested having the new building inspector make that determination.

Ms. Isgro expressed understanding of presence / purpose of coming before the board and suggested giving a waiver due to the new by-law.

Mr. Chevalier explained the variance process and that there was no longer a hardship due to the revised plans.

Mr. Sarli expressed his desire to withdraw his petition.

Mr. Chevalier moved to accept the withdrawal. Ms. Deschenes 2<sup>nd</sup> the motion and Mr. Hennessey were in favor of releasing the request without prejudice.

### AFRA Terrace Update

Update on project and paving, inspected by Hancock.

Mr. Colangelo stated that they were happy with the progress however the issue is with paperwork and monitoring to Jeanne McKnight.

Iqbal Ali stated that the paperwork was sent to the attorney on this date. Papers were also provided to the ZBA. The papers need to be resigned as the DHCD papers were missing.

Mr. Colangelo stated that he would like Ms. McKnight to review the papers before signing.

Mr. Chevalier said the purpose of the meeting is to obtain a building permit; confirmed final inspection with Building inspector.

Mr. Colangelo and Mr. Chevalier further discussed documents required to issue permit.

Ms. Isgro prefers not to sign / vote until town council reviews the documents.

Mr. Chevalier moved to obtain the following documents:

- Monetary Agreement
- Affordable Housing
- Condominium Documents

Iqbal Ali expressed urgency for building permit due to weather.

Mr. Witkus 2<sup>nd</sup> the motion to obtain the documents. All in favor with the exception of Ms. Deschenes who was unable to vote.

#### Keystone Development @ Crescent Street

Mike Staiti and Andrew Beardsley came before the board on preliminary with land description proposing to do 40-B smart growth project. Paperwork was passed out , drawings were presented with streetscape and buildings. They're looking to build 29 units, but would feel comfortable with 25-27 design engineering standpoint.

Mr. Colangelo requested the time frame.

Mr. Staiti stated that he was hoping to meet with the Selectman; this project would be townhouses and affordable purchase of 2-3 bedrooms. Four (4) units per acre, appropriate to walk to schools and stores. The units would be 2,300 sq ft.

Mr. Hennessey questioned Safe Harbor whereas they've already granted several 40-B projects and this one may not be approved for a year.

Mr. Witkus asked if the porches could be eliminated and Mr. Staiti replied that they could but compromises the porches.

Ms. Isgro questioned the percentage of wet vs. dry land and there was discussion of trade off – invasion of wetland.

Mr. Staiti stated that half the land will remain non-developed and will refer to the engineers; Safe Harbor.

Mr. Chevalier, Mr. Colangelo and Mr. Hennessey were in discussion. They will be meeting with Board of Selectman to discuss procedure with Safe Harbor projects.

Mr. Staiti explained the difference of Safe Harbor and 40-B; speedier process.

Mr. Chevalier expressed ideas of ZBA feelings whereas Board is broken/supportive towards 40-B.

Mr. Isgro expressed problems she has; anti-build near wetland areas “anything goes as long as it’s affordable housing”. Safe Harbor looks positive. She mentioned an abutter that would like to sell and asked why not tie into that property and build more.

Mr. Staiti said the preliminary discussion with the planning board looked encouraging.

There was a discussion regarding snow storage and Waste Management Condo fees.

Mr. Witkus likes the 10K square feet and affordable units but advised to get waivers prior rather than later.

Ms. Isgro asked about handicapped units and Mr. Staiti said he couldn’t answer that as of yet. He requested feedback from the Board.

Mr. Chevalier: ownership vs. rental, bus line, stores and schools – when people own things, they’re taken better care of and take pride in their surroundings. Density is an issue; 25 units instead of 29 wouldn’t kill the project. Wants to make sure it’s a good project. Looking at the lay-out there are too many units. He would like to see the final concept plan.

Ms. Isgro suggested going ahead with plan.

Mr. Colangelo concerned with closeness of buildings when entering. There was a discussion of angling, road house look.

Mr. Stait said he will look at suggestions.

Mr. Colangelo motioned to close meeting at 9 pm. Mr. Witkus 2<sup>nd</sup> the motion. Role call – all yes.

Respectfully submitted:

Donna Jean Ramonas, Secretary

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Matthew P. Colangelo, Chairman

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Phillippe W. Chevalier, Vice Chairman

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Charles C. Witkus, Clerk

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Barbara M. Deschenes

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Linda Ann Isgro

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Paul W. Hennessey, Associate Member

Minutes accepted on \_\_\_\_\_