

Public Meeting
Wednesday, October 16, 2013
Judge Welsh Hearing Room
6:00 p.m.

Members Present: Mark Weinress, John Golden, Dorothy Palanza, Grace Ryder-O'Malley and Marianne Clements (arrived at 6:07 P.M.).

Members Absent: None.

Staff: David Gardner, Assistant Town Manager and Gloria McPherson (town Planner).

Chair Mark Weinress called the meeting to order at 6:00 P.M.

Meeting Agenda:

Introduction of Town Planner:

David Gardner introduced Gloria McPherson who is the new Town Planner. Ms. McPherson said she was excited to be working with the Planning Board. She has worked in planning office in Northampton, Massachusetts and in Concord, New Hampshire. Mr. Weinress welcomed Ms. McPherson and said that the Planning Board was excited to have someone focusing full time on planning. He said it was great for the Town and will help expedite the process for applicants seeking to undertake projects that require Planning Board oversight.

Interview applicant for alternate membership to the Board:

Brandon Quesnell was introduced by Mr. Weinress. He said that he was originally from San Diego and more recently from Washington, DC and he and his partner had just purchased the 8 Dyer Hotel.

There was a motion by Dorothy Palanza to accept Brandon Quesnell as an alternate member of the Planning Board. The motion was seconded by Grace Ryder-O'Malley. VOTE 4-0-0.

Public Comments:

Tom Donegan, a member of the Board of Selectmen, thanked the Planning Board for all of its hard work on the amendments to the Zoning By-Laws.

Hearing Agenda:

Chair Mark Weinress called the Public Hearing to order at 6:10 P.M.

Recommendation of Warrant Articles:

Mr. Gardner stated that during this Public Hearing, the Planning Board will make formal recommendations to Special Town Meeting on warrant articles.

1. Consideration of the intent to alter the layout of a portion of Atlantic Avenue:

Mr. Gardner reviewed this article. The proposal was accepted by the Board of

Selectmen and referred to the Planning Board, which at its last meeting made a recommendation and referred it back to the BOS, which voted to alter the way. The Planning Board is now required to provide a report to Town Meeting on the article, which will include the formal recommendation from the Planning Board. The Board discussed the article.

There was a motion by Grace Ryder-O'Malley to recommend Article 11 as printed in the warrant. The motion was seconded by John Golden. VOTE 5-0-0.

2. Zoning By-Laws:

Article 13: Mr. Weinress asked if there was any discussion about the Medical Marijuana Treatment Center by-law. Mr. Gardner mentioned to the Board of a change in language that was suggested in an e-mail he received. It was a term used in reference to the center itself referring to it as a registered marijuana dispensary as opposed to a medical marijuana treatment center. He checked with Town Counsel who informed him that both terms could be used. The Board decided to leave the language as printed in the warrant and if need be it could be changed at a future date. The Board briefly discussed the proposed locations for MMTCs in Town and what potential public questions may arise at Town Meeting in that regard.

There was a motion by Marianne Clements to recommend Article 13 as printed in the warrant. The motion was seconded by Grace Ryder-O'Malley. VOTE 5-0-0. Marianne Clements will make the motion to approve and present the Planning Board report on Article 13 at Town Meeting.

Article 14: Mr. Weinress said that whoever presents this at Town Meeting will have to emphasize that this amendment to Article 2, Section 2470, Parking Regulations, is for new development and explain the concept of 1½ spaces. The Board briefly discussed the amendment with Mr. Gardner

There was a motion by John Golden to recommend Article 14 as printed in the warrant. The motion was seconded by Dorothy Palanza. VOTE 5-0-0. Dorothy Palanza will make the motion to approve and present the Planning Board report on Article 14 at Town Meeting.

Article 15: Mr. Weinress explained that this amendment regarding Article 6, Section 6500, Growth Management Use Categories and Priorities is a clarification and a house-keeping issue. The Board briefly discussed the amendment with Mr. Gardner and potential public questions that would be asked in regard to the Article.

There was a motion by Dorothy Palanza to recommend Article 15 as printed in the warrant. The motion was seconded by Marianne Clements. VOTE 5-0-0. John Golden will make the motion to approve and present the Planning Board report on Article 15 at Town Meeting.

Article 16: The Board discussed this amendment of Article 2, Section 2440, Permitted Principal Uses and Article 4, Special Regulations, Section 4000, Site Plan

Review with Mr. Gardner. The Board discussed how best to present the Article to Town Meeting and what questions may be asked by the public.

There was a motion by Marianne Clements to recommend Article 16 as printed in the warrant. The motion was seconded by Grace Ryder-O'Malley. VOTE 5-0-0. Mark Weinress will make the motion to approve and present the Planning Board report on Article 15 at Town Meeting.

The Board discussed the issue of public parking in Town. Mr. Gardner will e-mail the Planning Board reports to Board members. He reminded the Board that it must be in session during Town Meeting and will meet at 5:30 P.M. in the auditorium to discuss any business.

Minutes of previous meetings:

There are no minutes to approve.

There was a motion by Grace Ryder-O'Malley to adjourn the Planning Board meeting of October 16, 2013 at 7:10 P.M.

Respectfully submitted,
Ellen C. Battaglini