

PLANNING BOARD
Meeting Minutes
Thursday, July 24, 2014
Judge Welsh Room
6:30 P.M.

Members Present: Mark Weinress, Marianne Clements, Grace Ryder-O'Malley and Brandon Quesnell.

Members Absent: John Golden (excused) and Dorothy Palanza (excused).

Staff: Gloria McPherson, Town Planner.

Chair Mark Weinress called the meeting to order at 6:31 P.M.

Meeting Agenda:

1. **Public Comments:**
None.

2. **Public Hearings:**

a) **Case # FY14-16** (*continued to August 14, 2014*)

Application by Stan Sikorski requesting Site Plan Approval pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District, and a Special Permit pursuant to Article 4, Site Plan Review by Special Permit, of the Zoning By-Laws for the construction of a two-family dwelling with driveway, landscaping and associated site work at the property located at **294 Bradford Street**.

b) **Case #FY14-27**

Application by William N. Rogers, on behalf of Brad Locke Development, LLC, requesting Site Plan Approval pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District (A), and a Special Permit pursuant to Article 4, Site Plan Review by Special Permit, of the Zoning By-Laws to demolish an existing single-family dwelling and construct three new single-family dwellings, an access drive and septic system, along with associated site work, landscaping and drainage at the property located at **664R Commercial Street**. A quorum was not present to rule on the application, but the Board decided to hear the applicant's presentation as many abutters had appeared to comment on the project. Chair Mark Weinress recused himself because of a conflict of interest.

William N. Rogers, Brad Locke and Chris Locke appeared to discuss the application. Mr. Rogers submitted a letter from the Fire Chief. He explained that the project includes an 18' easement to a 60' wide road. The project straddles two zoning districts; the Residential 1 zone on the east and the Residential 3 zone on the west. The project involves the construction of three new dwelling units and the excavation and movement of more than 750 cu. yds. of earth. The site plan shows a proposed 40' wide turn around and an 18' wide driveway. There will be minimal contour changes on the property.

Parking spaces will be located on the east side of the turn around. Mr. Rogers explained the proposed drainage facilities on the site plan. The buildings all have second floor decks and each will have three bedrooms. A planting plan has also been submitted. Mr. Locke explained the floor plans.

Allison Bayer, representing an abutting condominium trust, had concerns about the impact of the construction process on the condominium's property. There was a letter from the Fire Chief and the Board of Fire Engineers stating concerns about public safety regarding the access roadway from Bradford Street, which requires a minimum width of 12'. In addition, the roadway within the development requires a minimum width of 18' with a cul-de-sac-style turn around with a turning radius able to accommodate fire apparatus, and the location of a fire hydrant within 500' of the proposed development. There were seven letters in support of the project and four letters of no objection to the project. There was a letter from Brian Carlson, the Conservation Agent, conveying the Conservation Commission's concern regarding the runoff from the property and requesting that the Commission be allowed to review the project plans.

The Board questioned Mr. Rogers and Mr. Locke.

The Board scheduled a site visit on July 31, 2014 at 5:30 P.M., and continued the case until the August 14, 2014 Public Hearing at 6:30 P.M. The public portion of the case will remain open.

A motion was made to continue Case #FY14-27 until the August 14, 2014 Public Hearing at 6:30 P.M. The motion was seconded by Marianne Clements. VOTE: 3-0-0.

3. **Other Business**

a) Discussion of proposed Zoning By-Law Amendments:

- i. Proposed amendment to Article 4, Special Regulations, Section 4035, Commercial Design Standards, of the Zoning By-Laws, regarding pedestrian and bicycle circulation and infrastructure requirement for Commercial Developments and Redevelopments. The Board discussed the draft changes to the design standards regarding bicycle circulation and infrastructure requirements. Ms. McPherson will track changes and the Board can e-mail further suggestions.
 - ii. Proposed amendment to Article 3, General Requirements, Section 3430, Illumination, regarding outdoor lighting design standards. The Board reviewed previously proposed changes to the outdoor lighting by-law. Ms. McPherson will track changes and the Board can e-mail further suggestions.
- b) Review and approve the minutes of the July 10, 2014 Public Hearing: ***There was a motion by Marianne Clements to approve the language as amended. The motion was seconded by Grace Ryder-O'Malley. VOTE 4-0-0.***

c) Any Other Business

There was a motion by Marianne Clements to adjourn the Planning Board meeting at 8:00 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2014
Mark Weinress, Chair