

PLANNING BOARD
Meeting Minutes
Thursday, September 11, 2014
Judge Welsh Room
6:30 P.M.

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

Members Absent: John Golden (excused).

Staff: Gloria McPherson, Town Planner.

Chair Mark Weinress called the meeting to order at 6:34 P.M.

Meeting Agenda:

1. **Public Comments:**
None.

2. **Public Hearings:**

a) **Case #FY15-3**

Application by Eric Dray requesting Site Plan Review and a Special Permit pursuant to Article 4, Special Regulations, Section 4015 (a)(1), Site Plan Review by Special Permit, of the Zoning By-Laws to create a fourth dwelling unit in a new freestanding structure at the property located at **258A Bradford Street**.

Eric Dray appeared to present the application. He seeks to build a two and one-half story house, a fourth dwelling unit in a three-unit condominium association. It will be of a modest size and fit in with the existing building and its surroundings. The building will be 24' by 22'. Compatible design elements and materials will be used in the construction process. No construction will occur between June 15th and September 15th. Mr. Dray intends upon installing downward facing exterior lighting elements. Two parking spaces will be provided as shown on the site plan.

The Board questioned Mr. Dray about the possible installation of bike racks, the proposed storage location of construction machinery, run-off from the property, the septic system, underground utilities, any vegetation that will be removed, water lines, parking and lighting elements.

Theresa Moehlman, a condominium unit owner, had questions and concerns about the water lines, as they ran beneath her unit, and concerns about access to her unit during construction. There were 3 letters in support of the application and a letter from Ms. Moehlman about her concerns.

The Board requested that the water lines and the utilities that will be placed underground be shown on the site plan and that Mr. Dray submit a tear sheet for his exterior lighting

fixtures. The Board agreed to do a site visit. It was scheduled for Tuesday, September 16, 2014 at 12:15 P.M. The case will be continued to September 25, 2014 at 6:30 P.M.

Marianne Clements made a motion to continue Case #FY15-3 to September 25, 2014 at 6:30 P.M. Dorothy Palanza seconded the motion. VOTE: 5-0-0. Grace Ryder-O'Malley will write the decision.

b) **Case #FY15-4**

Application by Scott William Grady requesting Site Plan Approval pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws, to construct a dormer and extend an existing deck at the property located at **1 Fortuna Road**. Chair Mark Weinress recused himself because of a conflict on interest. Dorothy Palanza chaired the hearing of the application.

Scott William Grady and Stan Sikorski appeared to present the application. Mr. Sikorski seeks to build a modest dormer with no alteration to the footprint of the structure. The dormer will be located on the south side of the structure and will not be visible to the rest of the neighborhood. There will no addition of any exterior lighting. All building materials will be stored on a paved area below an existing deck.

The Board questioned Mr. Grady about the project.

There was no public comment. There was 1 letter in support of the application and 2 letters of 'no objection' to the application.

Grace Ryder-O'Malley moved to approve the Site Plan pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws, submitted by Scott William Grady, to construct a dormer and extend an existing deck at the property located at 1 Fortuna Road. The motion was seconded by Marianne Clements. VOTE: 4-0-0.

The Public Hearing was adjourned at 7:30 P.M.

3. **Work Session**

a) **Pending Decisions**

i. **Case #FY14-27**

Application by William N. Rogers II, P.E., P.L.S., 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, Special Regulations, Section 4015, 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**.

Dorothy Palanza read the decision. *Grace Ryder-O'Malley made a motion to approve the Site Plan submitted by William N. Rogers, II, P.E., P.L.S. pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District (A), on behalf of Brad Locke Development, LLC, and to grant a Special Permit pursuant to Article 4, Special Regulations, Section 4015, 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. The motion was seconded by Marianne Clements. VOTE: 4-0-0.*

ii. **Case #FY14-26**

Request by Sprint Spectrum L.P., requesting a Special Permit pursuant to Article 7, Wireless Telecommunication Towers and Facilities, Section 7070, General Requirements, and Section 7080, Application Requirements, and Site Plan approval pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District (B), of the Zoning By-Laws for the addition of two panel antennas and two remote radio heads, onto the existing water tank located at together with new cables down the side of the water tank to the existing ground mounted equipment at the property located at **120 Mt. Gilboa Road**. This decision has not yet been written.

iii. **Case #FY15-2**

Application by 26 Alden LLC requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws to develop an existing building into nine dwelling units, three of which will be affordable, to reconfigure an existing parking lot and install landscaping, lighting, walkways and drainage, with associated site work at the property located at **26 Alden Street**. This decision has not yet been written.

- b) Review and approve the minutes of the August 14, 2014, the August 28, 2014 Public Hearings and the September 9, 2014 Work Session.

There was a motion by Marianne Clements to approve the language of the minutes of August 14, 2014 Public Hearing as written. The motion was seconded by Grace Ryder-O'Malley. VOTE 4-0-0.

- c) Any other business that may properly come before the Board. Brandon Quesnell was appointed to be the Planning Board's representative on the Community Preservation Committee. The Board will meet with the DART team on September 17, 2014 at 6:00 P.M.

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

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2014
Mark Weinress, Chair