

Minutes

April 21, 2004

Members Present: Barnett Adler, Ellen Battaglini, Annie Howard

Members Absent: Howard Burchman

Advisory Staff: Maxine Notaro

The meeting was called to order at 7:00 p.m.

AGENDA

Case#2004-002

Administrative Amendment to Site Plan - 119R Bradford Street Extension

David Milliken presented the case. He noted a retaining wall that had been discussed at an earlier meeting was since added to the site plans for clarification. The project had already been approved, the new plans depicting the retaining wall just needed to be signed.

Annie Howard questioned the garage height and zoning definition, she was reassured the Zoning Enforcement Officer had approved the project and that she could have that decision in writing.

Ellen Battaglini made a motion to approve the plans as presented for case #2004-002.

Barnet Adler seconded the motion and it passed 3/0/0.

Case#2004-003

Proponent not present.

Annie Howard made a motion to continue case #2004-003 until their May 5th meeting.

Barnet Adler seconded the motion and it passed 3/0/0.

Case#2004-004

Approval Not Required Pre-application - 100 Shank Painter Road.

Mark Joy presented the plans, which create one lot around a commercial structure, and separates the rest of the property. He noted there were sufficient frontage and no impediments to access of either lot. The goal was to divide one lot into two.

Barnet Adler questioned if there were any issues in land court with the property, Annie Howard responded there would not be a conflict because of the manner of the change proposed.

The board supported the pre-application.

Case#2004-005

Request for Preliminary Subdivision of Land - 13 Hobson Ave.

Chester Lay of Slade Associates and Henry Bloch, Jr were present to discuss their plans. They are dividing lot two, which meets frontage requirements for its district. They need frontage on Parcel two for future renovation plans on the property and want to create a panhandle by taking land from Parcel one. This would allow access and avoid a conservation area, which they are trying to leave undisturbed. They sought approval from the Planning Board for this preliminary subdivision and asked them to waive the Planning requirement for cul-de-sacs under Section 6 (State section 81R). This case creates a road as an access to only one lot for the purpose of avoiding a conservation area, and is not creating any new buildable lots, just adding frontage to a property.

The board supported the pre-proposal.

MINUTES

Annie Howard made a motion to table the minutes until the next meeting, due to a lack of quorum.

Ellen Battaglini seconded the motion and it passed 3/0/0.

ANY OTHER BUSINESS THAT SHALL PROPERLY COME BEFORE THE BOARD

Attendance by the Planning Board at the Town Meetings were as follows: April 7, all present except Howard Burchman; April 12, 13, and 14, all present.

At the upcoming Board of Selectmen meeting Annie Howard plans to attend and discuss the events of the Planning Amendments from Town Hall. Barnet Adler plans to alert the town that they need more comprehensive planning for the overall health of the town, and need to receive the authority the bylaws give them to change the Zoning bylaws as they see fit.

**Motion moved by Barnet Adler: Adjourn Planning Board Meeting of April 21st, 2004.
Ellen Battaglini seconded the motion and it passed 3/0/0.**

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Alison Boutin

Approved by _____ **on** _____ **,2004.**
Annie Howard, Chair