

Planning Board

Public Meeting
June 21, 2004
6:00 p.m.

Members Present: **Barnett Adler, Ellen Battaglini, Howard Burchman, and Annie Howard.**

Advisory Staff: **Mark Latour**

The meeting was called to order at 6:09 p.m.

Site Visits

Deborah Paine on behalf of Eastwinds Realty Trust, 14 Bradford Acres 5:30 p.m.

All members of the Board as well as Deborah Paine took part in the site visit.

Public Hearing

Case #2004-07 Site Plan Review (continued from June 02, 2004)

Application by Deborah Paine, Inc. on behalf of Eastwinds Realty Trust for Site Plan Review under Article 4, Section 4100 of the Zoning Bylaw, Dwelling Units and Commercial Accommodations. The applicant seeks Site Plan Review approval to increase the density of residences from three (3) to six (6); 16,000 square feet of land required for density of six (6) units at the property located at 14 Bradford Acres (Res 3 Zone). (The artist's studios as shown on the site plan are not requested in this application at this time.)

Barnett Adler stepped down and Anne Howard stayed to chair the meeting citing the "rule of necessity" since she works for Deborah Paine. (See minutes of June 2nd for complete explanation of the "rule of necessity.")

Deborah Paine asked for permission to make a clarifying statement, "If this site plan is not approved all of the agreed to condo covenants are null and void." Annie had one question regarding the applicant agreeing to contribute \$5K for road maintenance and was told it will be added to the deed.

There were four abutters in attendance and to make matters clearer they were told that the main house would contain 4 – 1 bedroom units. The remaining bedrooms (9 will be allowed in total) would be put into the existing footprint for townhouses. A possible foreseeable problem may come up since one of the abutters has challenged the bedroom count that had been determined by the Health Agent. Should that challenge gain fruition then the entire package would go back to the ZBA and the plan would be reworked which would negate any and all agreements – the developer would then go back to square one and begin developing plans once again.

Howard Burchman asked for more specifics on the exact covenants. Deborah again elaborated on the

covenants and based on this the following motion was made:

Motion: Howard Burchman made a motion to approve the site plan with the following covenants:

- 1. The developer will give \$5K to the Home Owners Association for road maintenance.**
- 2. Condo documents will require that a portion of Bradford Acres will be plowed and sanded throughout the entire winter.**
- 3. Condo residents will not be allowed to park on the street.**
- 4. Developer will be limited to no more than 9 bedrooms and 7 dwelling units.**

Ellen Battaglini seconded the motion and it was passed 3-0-0.

The chair then informed the builder that a completed plan is needed with entire elevations, etc.

Any other business that shall properly come before the board

Howard Burchman said he would not be available for the July 7th meeting.

Minutes

Motion: Howard Burchman made a motion to approve the June 2nd minutes; Ellen Battaglini seconded the motion and it passed 3-0-1 abstention (BA).

Motion: Barnett Adler made a motion to approve the minutes of the June 16th meeting; Ellen Battaglini seconded the motion and it was passed 3-0-1 abstention (HB).

There was a minor correction to the minutes that referred to tonight's meeting as taking place on the 20th (instead of the 21st).

Once again Mark Latour was sincerely thanked for all the help he has provided to the Planning Department over the past years. His valuable inputs will be greatly missed.

Adjournment happened at 6:40 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

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