

# Public Meeting

October 15, 2003

7:00 p.m.

**Members Present:** Barnett Adler, Ellen Battaglini, Howard Burchman,  
and Anne Howard (Chairman)

**Members Absent:** None

**Advisor:** Maxine Notaro

Anne Howard called the meeting to order at 7:06 p.m.

## **Case #2003-11 Site Plan Review**

**Application by William N. Rogers II, P.E. P.L.S. on behalf of J.B. Realty Trust, c/o Ms. Judy Mencher, Trustee, under Article 2, Section 2320, of the Zoning Bylaw, High Elevation Protection, District A. The applicant seeks Site Plan Review approval for construction of a stonewall installed as shown on a Site Plan amended June 12, 2003 at the property located at 68 Race Point Road (Res3 Zone). Continued from September 10, 2003.**

William Rogers, II – the engineer selected to do the study – told the Board that he needs two more weeks to complete his findings. He feels it's a difficult wall structure and because of this difficulty, he is bringing in two more engineers to help him make a complete determination of the situation. To quote Mr. Rogers, "It's not good."

Annie wondered if the seriousness is something the Board should report to Warren Alexander? Mr. Rogers said that this is way beyond abutters – this is a sensitive issue. He needs a delay until November 5<sup>th</sup>.

Tom Edwards and Jim Tasha (the builders) said their concern is that in two weeks time they have to have an answer. They're at the point of construction NOW and that is contingent upon issues that Mr. Rogers is discussing. Mr. Tasha continued by stating that in two weeks this HAS to be settled.

**Motion:** Barnett Adler made a motion approving the postponement of the issue until the November 5<sup>th</sup> meeting. Ellen Battaglini seconded the motion and it passed unanimously.

**Further discussion on Adult Entertainment By-law Amendments continued from Oct. 1, 2003**

The Board held an informal discussion among themselves regarding the proposed by-law. They all felt they needed more time to study the issue and fully understand it before presenting it before another public hearing. They also wished the person(s) or group who crafted the by-law would make a presentation to the Board so they would completely understand and thus be able to defend and/or approve it. They would ideally like help from the town attorneys who helped author it. None of this aid has been forthcoming. It was decided by consensus of the Board that the matter would be postponed until the next meeting on November 5<sup>th</sup>.

### **Old Business:**

#### **89 Shankpainter Road - storage facility**

Purpose of plan is documentation of files and just what Mr. Costa is proposing for the building. He is planning to put on decorative panels that will give the appearance of windows and will use hardi plank for the exterior of the building.

Decorative panels will be placed on both long sides of the building. Notes were made on everyone's records. Materials will be onsite by Thanksgiving and two sides will be completed. (Sooner would be O.K.) Landscaping will be done by June 2004 and ready for inspection.

**Motion: Anne Howard made a motion to accept the plan dated October 10, 2003 as well as the letter dated the same. Barnett added to the motion that he would reiterate the motion and the Board is extending the temporary Certificate of Occupancy (COO) at this time provided all the terms of the agreement will be met. (A permanent COO is contingent upon meeting these terms.) Ellen Battaglini seconded the motion and it passed 4-0-0.**

#### **Case #2003-17 Site Plan Review**

**Hal Winard for Site Plan Review to convert a two-family dwelling use building to residential, retail and office space at the property located at 206 Commercial Street (TCC Zone). Signing of plans**

Hal Winard did not attend the meeting; he has no FINAL plans – just preliminary ones.

Anne Howard, chair of the Board, requested Maxine Notaro to please inform anyone asking to come before the Board that preliminary plans will be looked at and discussed BUT no sign offs or approvals will take place unless FINAL plans are submitted.

### **Board Discussion:**

**9 Pilgrim Heights Road** Maxine asked the Board to look at the case and let her know if there's more information needed. Anne said they would just like to have the stamped site plan. They have to see the stamp and the other side of septic plan.

Mr. Finn of **5-15 Bradford Street extension** (old Moors Restaurant property) is looking for a sign-off. He has said he's finished with the complex without doing any plantings or parking delineations. When anyone looks for a COO the only way is to complete the entire plan as submitted. Anne looked at the site and planting plan. Lime grass, etc. There had been a revision in August 2003 for deck plans. Maxine will show the entire plan to Warren Alexander so he can enforce its completion.

The meeting adjourned by a popular vote of the Board at 8:45 p.m.

Respectfully submitted,

*Evelyn Gaudiano*  
Evelyn Rogers Gaudiano

Approved by

\_\_\_\_\_ on October , 2003  
Anne Howard, Chair