

November 19, 2003

7:00 p.m.

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

Members Absent: None

Advisors: Mark Latour

Anne Howard called the meeting to order at 7:00 p.m.

Case #2003-19 Site Plan Review

Application by William N. Rogers II, P.E., P.L.S., on behalf of Bernd Kryszkiewicz under Article 2, Section 2320 of the Zoning Bylaw, High Elevation Protection District A. The applicant seeks a Site Plan to construct a single-family residence on a vacant lot at the property located at 59 Bayberry Avenue (Res1 Zone).

Gary Lock presented the case for William Rogers along with Jed Clifford and Theresa Bienz of Splunk'a Design Associates. Physical model of proposed project and description of plans was presented.

Ellen Battaglini asked what material would be used for the living roof. Ms. Bienz responded that it would consist of a rubber membrane for drainage, a 4-6 inch layer of humus and a layer of thin soil with native, low growing plants.

Anne Howard asked if they were required to go before the Zoning Board because to the flat roof design? Gary Lock responded that he discussed this issue with the Building Dept and was told that design was OK and didn't have to be approved by Zoning. Applicable bylaws were discussed and it was decided that if Building Commissioner said it was OK then it was OK.

William Rogers reported that he had a meeting with abutters and that they received plans and were notified of today's meeting.

Motion: Howard Burchman made a motion to approve Site Plan with the following conditions: All deviations from approved plans shall be reviewed by appropriate authorities before physical changes to the site are made. As built plan to be reviewed prior to release of CO. Ellen Battaglini seconded motion and it passed 4-0-0.

Request made by William Rogers for continuance until December 3, 2003 for 4 Telegraph Hill.

Motion: Barnett Adler made a motion to approve request, Howard Burchman seconded and it passed 4-0-0.

Further discussion on Adult Entertainment By-law Amendments continued from October 1, 2003 and November 5, 2003.

Discussion of proposed meeting between Planning Board and Board of Selectmen to discuss proposed amendments. Mark Latour presented a handout outlining previously discussed concerns. Members expressed continued discomfort in understanding amendments and feel unable to answer questions posed to them by the general public. It was decided that members would like to hear Selectmen's though process behind proposed changes. Mark Latour will try to schedule meeting.

Discussion of Growth Management and Community Housing proposed Bylaws.

Mark Latour gave a handout summarizing bylaws being developed for Town Meeting.

Barnett Adler expressed concern about "raising the bar" too high so as to discourage people who aren't savvy about rules, etc.

Howard Burchman questioned the 15% being proposed for the inclusionary bylaw and thought that is was generally 10%. He also questioned whether this bylaw was legal. He wondered if the formulas proposed would discourage conversions.

Anne Howard asked what happens next; will more information be coming from Town staff? Mark Latour will find out.

It was noted that Ellen Battaglini will not be present for December 3rd meeting and Barnett Adler will not be present at December 17th meeting.

Motion: A motion was made by Barnett Adler to approve minutes from November 5, 2003. It was seconded by

**Howard Burchman and it passed
4-0-0.**

64 Race Point Rd.

Letter from women who own 64 Race Point Rd. expressing concern about building at 68 Race Point Rd. Anne Howard said she mentioned to Maxine that more attention should be paid to Race Point Road construction projects.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by

_____ on December , 2003
Anne Howard, Chairperson