



**Ashburnham Village Center Zoning District Study Committee Meeting**  
**Tuesday, May 20, 2008, 7:00 PM**  
**Light Department, 24 Williams Road**

**Members Present:** Joseph Daigle, Stan Herriott (Chair), Joseph Kalagher, John MacMillan, and Elizabeth McLaughlin. **Members Absent:** Jonathan Dennehy, Diane Hill, David Perry, and Jim Whidden. **Staff Present:** Eric R. Smith, AICP, Town Planner (Clerk)

**I. Introduction: Call to Order**

Meeting was called to order at 7:15p.m.

**II. Approval of April 16, 2008 Meeting Minutes**

The Committee reviewed the Draft April 16, 2008 Meeting Minutes. The Committee and Town Planner discussed that the blank on Page 1 was for a second regarding adjournment of the previous meeting. With the noted changes, John MacMillan motioned to approve the April 16, 2008 Meeting Minutes. Seconded by Joe Daigle. The Committee voted 5 to 0 to approve the amended April 16, 2008 minutes.

**III. Develop Appropriate Zoning Bylaw Amendments**

**A. Committee Exercise of Identifying Schedule of Uses (By Right, Special Permit or Site Plan Review (*continued from April 16<sup>th</sup>*))**

The Committee reconvened to continue the Committee exercise of Identifying Schedule of Uses for the Village Center, with the focus of the discussion at this time on the Village Center "Commercial Core" lots.

The Committee began tonight's discussion where they left off on Section 3.24(h) (under Business, Section 3.24). Attached to these minutes is a document entitled, "*Section 3.2 Schedule of Use Regulations – Proposed, Based on review through May 20, 2008 Village Center Zoning District Study Committee Meeting.*" The document reflects Committee consensus on recommended uses in the Village Center – Commercial Core and if they should be permitted By-Right, Special Permit or Site Plan Review. A summary of comments has been provided for the record.

Under Section 3.24(k), the Committee had discussion of what is considered a definition of a "Commercial Greenhouse". The Committee and Town Planner discussed distinguishing between a Commercial Retail Greenhouse versus a Commercial Wholesale Greenhouse. Joe Daigle had concerns about legal issues with too wordy of a definition. For the time being, the Committee recommended not allowing Commercial Greenhouses within the Village Center Commercial Core Area.

The Committee noted in general that Section 3.24(v) (Commercial sale of domestic pets other than dogs & cats) needs to be discussed further because of Section 3.24(n) (Commercial sale, care, breeding or boarding of dogs, cats, or other domestic pets.) Both uses were recommended to be not allowed in the Village Center Commercial Core. However currently in the Village Center, Section 3.24 is a By-right (“Y”) use, which seems to conflict with Section 3.24(n) which is not allowed (“N”).

The Town Planner then discussed with the Committee some additional suggested uses to be allowed under zoning to the Ashburnham Village Center – “Commercial Core” area. These uses were based on the Massachusetts Smart Growth Toolkit Model Village Center Bylaw. Refer to attached document “*Possible Additional Uses for Ashburnham Village Center.*” The Town Planner only added uses that were not specifically currently authorized within Ashburnham’s Zoning Bylaw.

The issue of building height and number of stories allowed in the Village Center currently was discussed during discussion of allowing residential units above non-residential uses. Within the Village Center, three (3) stories with 40-foot height is maximum currently allowed under Ashburnham Zoning Bylaw, Section 4.2, Schedule of Dimensional Regulations.

The Committee discussed what a definition of a “Café” is. The Town Planner would research this item and the Committee agreed to hold a recommendation on this item until the next meeting.

The Committee discussed what is a definition of a Tavern, especially compared to a restaurant. Joe Daigle noted more like a drinking establishment. The Town Planner would research a definition of a Tavern for next meeting. The Committee did decide to add the word “Tavern” to the existing restaurant uses under Section 3.24(e) and Section 3.24(f).

During the discussion of adding movie houses, Elizabeth McLaughlin noted that in Wilton, NH they have a small movie house, which brings in customers from surrounding communities.

**IV. Scheduling of Future Meeting(s)**

The next regularly scheduled Village Center Zoning District Study Committee is Tuesday, June 10, 2008. The Committee requested that the Town Planner see if the Police Chief would be available to discuss on-street parking and other related traffic safety issue involving the Village Center.

**V. Adjournment**

Motion to adjourn was made by Joe Kalagher. Passed by a vote of 5 to 0. Meeting was adjourned at 9:15p.m.

Meeting minutes submitted by Eric R. Smith, AICP, Town Planner