

Planning Board
Minutes
January 12, 2012

The Planning Board meeting convened at 6:30 PM with the following members present: Joseph Kalagher - Chairman, John MacMillan, William Nolan, and Roger Hoyt. Absent: Joe Daigle

Motion by Nolan and 2nd by MacMillan to approve Agenda with correction, Motion carried 4-0.

Motion by Kalagher and 2nd by Hoyt to approve meeting minutes of December 8, 2011. Motion carried 4-0.

Chairman Comments

- None

Vice Chairman

- Request that Annual Report be submitted to Sylvia by February 9, 2012
- Nolan reported on meeting held with Doug Briggs, Ed Vitone, Christiana Sargent, Tina Donaldson, William Nolan, and John MacMillan concerning suggested zoning changes to the Village Center Commercial District. The request was to control Site Plan Review via a Special Permit or some other method. Concerns were raised as to structure type and roof lines, etc. Nolan and MacMillan were adamant at the meeting that we should not change the current zoning. Over 18 months was spent on redesigning the Village Center Districts and the intent was to make one stop shopping and expedited permitting to encourage growth in the Downtown Area. No further action was taken by the Board at this time.
- Nolan reported on the new email addresses for Board members.

Old Business

- Lakeview Estates – No update.
- Bray Avenue – No Update.
- Lakeside Condos – No Update.
- Cashman Hill Estates – No update.

New Business

- 4 Central Street – The Board met with Donna & Marty D’Apoliti concerning the demolition of the existing structure due to beetle infestation. Rough plans were shown of the new structure with parking spaces. The Board informed the D’Apoliti’s of the Site Plan process and the fact that the plans will be reviewed by Historical Commission along with other Boards and Departments. Tentative plans are for a one story building with a 10/12 roof pitch, a porch and 2 retail units. A Site Plan meeting will be held after the D’Apoliti’s receive a denial letter from the Building Commissioner.
- MacMillan reported on the next round of District Local Technical Assistance request. Previously suggested topics are: (1) Zoning for Solar Farms and (2) Shared Town Planner.
- Nolan reported that Café 57 is in the process of completing an application for a Special Permit for live entertainment at 3 Central Street.
- MacMillan suggested we schedule the Public Hearing for the proposed zoning bylaw changes to be presented at Town Meeting. Planned Unit Development (new), OSRD (revised), Rate Development (delete).

Correspondence

- Housing Protection Plan: Survey of implementation and outcomes.

Meeting was adjourned at 7:30 PM.

Respectively submitted,
John MacMillan, Clerk