

PLANNING BOARD

DATE: February 14, 2019

TIME: 6:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa;
Pedro Pachano
Garfield Reed, Associate Member
Chris Rembold, Town Planner

Ms. Nelson called the meeting to order at 6:06 P.M.

FORM A's:

There were no Form A's presented.

MINUTES: JANUARY 24, 2019

Mr. Hankin made a motion to approve the minutes of January 24, 2019 as amended, Mr. Fick seconded, all in favor.

SITE PLAN REVIEW: 370 NORTH PLAIN ROAD

Greg Bossie, the Construction Manager from Kent Hick Construction, was present to discuss the SPR for Lisa Holmes at 370 North Plain Road.

Mr. Bossie said the applicant wants to build a garage with an apartment above. He said there was an old barn that was taken down. The garage will be built in the area of that barn but in order to comply with setbacks the garage will be moved forward.

Mr. Hankin said he thinks it is a great idea.

Mr. Bossie said there is a spiral staircase coming off the upper back deck that will encroach on the side yard setback but it does not exceed 4 feet as allowed in 4.2.3 3.

Ms. Nelson asked if there is a revised site plan as the plans do not show the spiral staircase.

Mr. Bossie said he did not bring the revised plans.

Ms. Nelson asked about water and septic systems.

Mr. Bossie said they are shared with the main house. The Board of Health has already approved the systems.

Ms. Nelson asked if there have been any changes in the drainage on the site.

Mr. Bossie said no. He said the drainage was also approved by the Board of Health.

Ms. Nelson asked if there will be any clearing on the site.

Mr. Bossie said no the site is wide open. There is no new or impervious surface.

Mr. Hankin asked what the square footage is of the apartment.

Mr. Bossie said it is about 825 square feet.

Mr. Fick read through SPR criteria.

Mr. Fick asked if there will be lighting.

Mr. Bossie said the lighting plan is still being developed. He said the lights on the garage will be downward directed. He said there is no plan for landscape lighting.

Ms. Nelson asked the Board if there were any issues with a two-family use on a single lot.

Mr. Pachano said the building is tight to the setback. He said he wanted Mr. Bossie to be aware of it.

Mr. Bossie said the foundation is in. He said they measured and have 21 feet.

Mr. Hankin commented that two garage doors would be more in character with the neighborhood than the proposed single 16 foot door.

Mr. Fick made a motion to approve SPR with two conditions, that any lighting be downward directed and that the outside staircase comply with 4.3.3 3 and not project more than 4 feet into the setback, Mr. Hankin seconded, all in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold said the public hearing notice for the zoning amendments has been published. He said if anyone is applying now, they will have to comply with the amended zoning.

Mr. Rembold said he and Ms. Nelson went to the Selectboard meeting where the zoning was discussed and referred back to the Board for posting. He said the Selectboard will have comments for the public hearing.

Mr. Rembold said the public hearing is scheduled for March 7 at 6:00 P.M. at the Fire Station.

Mr. Hankin said Ms. Tabakin, the Town Manager, had told him the Planning Board presentation to the Selectboard was confusing. He suggested Mr. Rembold talk to her to find out what she found confusing.

Mr. Rembold said there are two items for the next meeting. One is an application to the ZBA for the Catherine's Chocolates. There is a condition from a 1986 special permit that prohibits the business and residence from being divided. The owner is going to the ZBA to request that the condition be removed.

Mr. Rembold said the other item is SPR for a mixed use development at 546 Main Street. The property is owned by Tom Doyle.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Hankin asked Mr. Rembold if the SPGA in the Multifamily Dwellings section 8.3 had been changed.

Mr. Rembold said yes.

Mr. Higa said he thought there was going to be further discussion of some of the zoning items at this meeting.

Ms. Nelson said we have taken on a lot with the zoning. She said she didn't think there would be any additional discussion until the public hearing.

Mr. Higa said he thought there was going to be more discussion before the public hearing.

Mr. Rembold said the public hearing is the time for additional discussion.

Mr. Hankin asked if a decision will be made at the public hearing about how many articles there will be for the zoning amendments.

Mr. Rembold said yes.

Mr. Pachano said there will be a 5th Thursday meeting on May 30 that will have discussion of the 5G cellular service. He said the 5th Thursday meeting in August will have discussion of tiny houses.

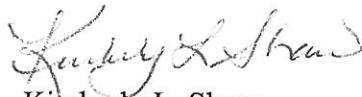
Mr. Hankin asked the Board for feedback on the language sent out for an incremental sign change to allow for an electronic sign at the St. James property. He said he would appreciate feedback.

CITIZEN'S SPEAK TIME:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 6:33 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kimberly L. Shaw".

Kimberly L. Shaw

Planning Board Secretary