

**PLANNING BOARD  
WORKSHOP MINUTES  
OCTOBER 28, 2004**

**ROLL CALL:**

Lee Maloney, Chairman – Present  
Ross McLeod, Secretary – Excused  
Pamela Skinner, Regular Member – Present  
Bruce Breton, Selectmen – Present

Nancy Prendergast, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Phil LoChiato, Regular Member – Present  
Chris Doyle, Selectmen Alternate – Excused

**OTHER ATTENDEES:**

Al Turner – Director of Planning & Development  
Rebecca Way – Planning & Development Office

*Ms. Maloney opened the meeting at 7:25 pm.*

**PUBLIC MATTERS:**

**Village Center District**

Mr. Turner gave a brief introduction to the Village Center District. He described the purpose, history, current development, and proposed development with the district. Mr. Turner also discussed the present design guidelines for the Village Center District.

*Motion by Mr. Breton to open the public discussion for Mesiti proposed development with the Village Center District, seconded by Mr. Kolodziej. Approved 6:0.*

Mark Gross, MHF Design, presented the proposed development. Mr. Gross also discussed an optional master plan for the district.

Discussion ensued regarding residential versus retail development first; primary and secondary accesses, pedestrian access, gathering places, type of retail, utilize existing homes/buildings, focal entrance, Main street, sidewalks, streetscape, old neighborhood effect, New England style architect, community water/septic, possible offsite availability of water.

*Public Input:*

Public concerns from land owners/ abutters/ developers: slopes, wetlands, phase-ability, water district, emergency access road from Eastwood Road, possible gated access, paved pedestrian accesses, water/sewer, percentage of residential versus retail, commercial trucking, light pollution, noise, odors, dumpsters, variances, topography, road system, WWPD, present condition of traffic light and VCD impact at North Lowell and Rte 111.

The Village Center District consists of approximately 7 separate parcels with separate owners. Because of concerns regarding road layout for the entire district a meeting is scheduled for November 10 at 6 pm at the Planning and Development Department Office. Mr. Turner is to facilitate with all interested land owners present to provide input. Developers to bring more information regarding topography and wetlands to the meeting.

*Motion by Mr. Kolodziej to continue public discussion for Mesiti development to November 10<sup>th</sup> at 8 pm, seconded by Mr. Breton. Approved 6:0.*

*Motion to adjourn by Mr. Kolodziej, seconded by Mr. LoChiatto. Approved 6:0. Meeting adjourned at 9:10 pm.*

These minutes are in draft form and have not yet been reviewed and approved.  
Respectfully submitted, Nancy Prendergast.