

**PLANNING BOARD MINUTES
JANUARY 6, 1999**

ROLL CALL:

David Dubay-Chairman-Present
Bernie Rouillard-Vice Chairman-Present
Jack Gattinella-Secretary-Present
Wayne Morris-Regular Member-Present
Russell Wilder-Regular Member-Present
Annette Stoller-Regular Member-Present
Keith Goldstein-Alternate-Present
Walter Kolodziej-Alternate-Present
Margaret Crisler-Selectman-Excused
Galen Stearns-Selectmen's Alternate-Excused

BUSINESS:

Mr. Turner handed out comments from Mr. Robert Thorndike, Town Surveyor, concerning the proposed zoning amendments.

Mr. Wilder discussed the planning agenda for the upcoming year and suggested a priority list. Mrs. Stoller suggested a time line for each item. Mr. Gattinella reminded the Board of the need to complete major tasks such as the master plan and updating existing documents. Discussion followed on the method of completing the master plan with Mr. Turner explaining the use of a facilitator to kick off the master plan. Mr. Wilder reported the need for the funding of professional help to finish the project, printing and public hearings. Mr. Wilder motioned to authorize Mr. Turner to ask for \$10,000.00 for the master plan with half for professional services and half for printing and public hearings. Mr. Rouillard seconded. Mrs. Stoller asked if there should be funding for professional services for the formulating of the growth management ordinance. Mr. Turner explained there were several seminars and the Planning Board could use growth ordinances of local towns. Motion passed 6-0.

Mr. Dubay reiterated the need to develop a calendar, submit issues to Mr. Turner and set the priorities and a timetable. The Board will contact Mrs. Diane Gardner, Master Plan Committee chairman, and request a workshop meeting for February 10th.

CAPITAL IMPROVEMENTS PROGRAM - PUBLIC HEARING

Present from the CIP Committee: Ronald Coish, Dick Gumbel and Ralph Titus. Mr. Dubay and Mr. Morris, of the Planning Board are also members of the committee. Mr. Ronald Coish, of the CIP Committee, reviewed the method of presenting the financial plan in previous years. As there was a School Board informational meeting on the school warrant articles this evening, Mr. Dubay suggested the Planning Board discuss the projects, take input from the public and then schedule another public hearing with Mr. Charles McMahon, chairman of the CIP, to give a complete presentation. Mrs. Devine spoke in opposition to the recommended CIP of placing the Fire Station and Griffin Park before the educational needs

of the children.

Mr. Coish offered to present the plan to the Board and reviewed the increase from \$1.40 to \$1.75 per thousand this year. Mrs. Stoller requested background information on the school requests and Mr. Turner provided a copy of the school report. Mr. Coish explained the majority of the CIP Committee voted to proceed with the Fire Station and Griffin Park this year and the school next year.

Mr. Turner explained the CIP should reflect what the Planning Board thinks is best for the town in the long term. Chief Lipe, of the Fire Department, reviewed the fire station project and Mrs. Stoller questioned the replacement of equipment and the need for additional apparatus with the number of assisted living projects and elderly housing projects coming forward this year. Chief Lipe stated the impact on the department is up 9% this year and with the assisted living it would increase approximately 12 calls per month.

Mrs. Stoller indicated she would need adequate background information to make a decision and Mr. Rouillard questioned the delaying of the station. Chief Lipe expressed his concerns with insurance and audit problems and the life/safety problems, which exist in the current fire station, i.e., exhaust fumes, electrical and structural problems. A report was given to the Board of Selectmen and the CIP Committee. The cost to fix the immediate problems in the fire station would be \$365,000.00. Impact studies are currently being done and there are very serious concerns with these problems.

Mr. Gattinella indicated he did not see Griffin Park as a priority and questioned the amount to fix the current fire station. The Chief explained the life/safety issues would stay with the building. Mr. Morris asked the Chief to explain the need for the 48 seat room. Chief Lipe reported the multi-purpose room was a training room for the complete roster of 34 firefighters, both permanent and volunteer. The room is designed to off set growth within the department in the future. Presently 99.9% of the force is EMT certified.

Mr. Gattinella questioned the personnel growth with the incidents of fire down. Chief Lipe indicated this was true but the incidents were greater in magnitude. The Chief discussed equipment, the need for space and the percentage of mutual aid.

Mr. Turner and Mr. Robert Devlin had presented the CIP Committee with a report on bridges and roads. The road reconstruction portion of the CIP is being increased from \$50,000.00 to \$100,000.00 per year. Mr. Morris requested the Committee reflect the increase in the school request in the spread sheet and show a spread sheet with the school this year and the fire station and Griffin Park next year for discussion purposes. Mr. Wilder motioned to continue the public hearing to January 20, 1999, at 7:30 P.M., at Town Hall and Mrs. Stoller seconded. Passed 6-0.

SHERWOOD SUBDIVISION PHASE II (11-A-200) - PUBLIC DISCUSSION

Mark Gross, of MHF Design Consultants, presented the proposed 12 lot subdivision located off Sherwood Road. The subdivision will require a dredge & fill permit from the state, state

subdivision approval and a site specific permit. This subdivision would create a lot line between the Limited Industrial District and the Rural District. The subdivision would be 11 residential lots and one, the parent lot, would remain Limited Industrial. Mr. Rouillard questioned the length of the roadway and Mr. Gross indicated it would be within the subdivision requirements. Mr. Wilder questioned the trails on the plan and whether they would be kept open for foot traffic. Mr. Gross indicated some of the trails cross through the middle of some lots and he would have to speak with the owner as to whether any trails would remain open to foot traffic. When the plans are submitted it will be distributed to the various agencies. Discussion followed on the permanent cul-de-sac and the hardship in the land.

JOHNSON/BERGERON LOT LONE CHANGE (22-R-801, 802, 803) - PUBLIC HEARING

This proposed lot line change is located off Range Road, across from Horseshoe Road. The request to line up the new road with Horseshoe Road created the need for this lot line change. Mr. Turner stated the proposal met all zoning and subdivision requirements. Mr. Wilder motioned to accept for public hearing and Mr. Morris seconded. Passed 6-0. The Board reviewed the road layout and the owner is posting a road bond for the first 200 feet of the roadway. Mr. Wilder questioned the road width and Mr. Peter Zohdi, of Edward N. Herbert Associates, Inc., reviewed the road layout. The paved width is 28 feet.

Mr. Dubay read the comments from the Conservation Commission, Fire and Police Departments (on file). Mr. Morris motioned to approve the Johnson/Bergeron lot line change and a bond amount of \$26,808.00 for the first 200 feet of roadway. Mr. Wilder seconded and passed 6-0.

ROAD BONDS:

Mr. Turner reviewed the following road bonds with the Board:

1. Beacon Hill Road: final release of \$1,000.00;
2. Searles Road: release \$220,858.00 and retain \$118,871.00;
3. Stoneywyke Road: release \$23,920.00 and retain \$5,360.00;
4. Stonehedge Road: release \$13,500.00 and retain \$12,000.00.

Mrs. Stoller motioned to approve the four road bonds, for Beacon Hill Road, Searles Road, Stoneywyke and Stonehedge Roads. Mr. Wilder seconded and passed 6-0.

Communication received from Atty. Campbell regarding the court case on the Ryan subdivision.

Letter received from owners of property located off Washington Road requesting a name change of the hill to Lincoln Hill. Mr. Wilder motioned to send the correspondence to the Board of Selectmen and Mrs. Stoller seconded. Passed 6-0.

Meeting adjourned 11:05 P.M.

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