

PLANNING BOARD MINUTES

August 25, 1999

ROLL CALL:

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

FIRE STATION SPECIAL PERMIT (16-L-100) - PUBLIC HEARING CONTINUED

Fellows Road

Mr. Turner presented the proposed special to building the lower driveway within the W.W.P.D. The plan depicted a silt fence and haybales to protect the wetland. Two treatment swales will also be in place.

Mr. Carpenter questioned the type of lighting to be mounted on the walls of the building. Mr. Turner has given the Fire Department the names of two companies for fixtures that would shield the lights from the house across the street.

Mark Gross, of MHF Design Consultants, explained the reason for placing the driveway within the W.W.P.D. his was due to placement of the building the excessive grades and the need for a larger turning radius for the fire apparatus. The slopes will be stabilized with seed and mulch.

Mr. Rouillard read the comments from the Conservation Commission. Mr. Stearns motioned to accept the special permit application for public hearing and Mr. Carpenter seconded. Passed 7-0. Mr. Goldstein motion to grant the special permit as requested and Mr. Kolodziej seconded. Passed 7-0.

Respectively submitted by Mona Feciuch

Reorganization of the Board:

The Board decided to postpone reorganization until 1 Sept 99, since Mr. Wilder was not present.

Master Plan:

Ms. Gumbel presented the Board with the revised drafts of Community Facilities,

Recreation, and Utilities. The Board reviewed Community Facilities again, and Ms Gumbel will incorporate changes into the final draft version of the document. It was agreed that on the next workshop meeting on 8 Sept 99 the Board will do a final draft review of utilities, recreation, conservation, and do the first review of the town trail map.

Ms. Gumbel and Mr. Turner also have completed compilation of the following maps for the Master Plan: Zoning, wetlands, aquifer, land use, and traffic circulation (including temporary and permanent cul-de- sacs noted). Remaining to be done are floodplain and trails.

Ms. Gumbel's last day is Friday 27 August 1999, as she is returning to college. The Board expressed appreciation for the quality of her work, and thanked her for her dedication. It was agreed by the Board, and Mr. Turner, that the intern program was highly successful and should be repeated. Ms. Gumbel will receive a recommendation whenever she chooses.

By-Law revision:

Several proposed changes to the by-laws were reviewed and Mrs. Crisler agreed to "mark up" a current copy with the proposed changes. These revisions are undertaken to bring the by-laws up to date with Board practice. In addition to these changes, the Board reviewed changes previously discussed clarifying CIP subcommittee alternates. Currently, there are no provisions for CIP alternates in the bylaws. Mr. Turner provided proposed text for these changes. Ms. Crisler made a motion to schedule a public hearing with the proposed text, seconded by Mr. Kolodziej. Passed 6-1, Ms. Stoller opposed. Mr. Turner will schedule the hearing for 15 September 1999.

Zoning Changes:

Mr. Turner gave the Board a list of proposed zoning changes, and Ms. Stoller requested that Growth management and elderly housing be added to the list. Mr. Turner said that Mr. Jack Gattinella and Mr. Tom Case had volunteered to re- write the elderly housing overlay zoning ordinance. Ms. Stoller requested and received Board agreement to work with them. Mr. Turner also gave the Board a draft of a Business Technology Park Zoning District, as requested by the Board at a previous workshop. The Board reviewed the workshop schedule and agreed by consensus to work on zoning amendments on 22 September 1999

Mr. Turner agreed to provide the Board with a schedule showing the final dates for Town Meeting 2000 action. This is the first year for the Town under SB 2, and all dates are accelerated.

Road Bonds:

Motion by Mr. Carpenter, second by Mr. Kolodziej, to approve release of 11,760.00, retain 9,250.00 of a road bond on Nottingham Rd. Approved unanimously.

Correspondence:

The Chairman read a letter from a resident in response to a recent newspaper article. The resident supports the Board's efforts to control development and protect the Town's interests.

Respectfully submitted by Margaret Crisler