

**PLANNING BOARD MINUTES
OCTOBER 27, 1999**

ROLL CALL:

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

Mr. Noyles replaced Mr. Rouillard on the Board.

Mr. Stearns presented the proposed CIP. Mr. Dick Gumbel, CIP member, was also present. Discussion ensued regarding the old fire department renovation plans, which groups had input to the plan, and the confusion of having four groups in town dealing with historical matters. The CIP public hearing is scheduled for November 22.

Mr. Goldstein excused himself from the meeting due to sickness, and Ms. Dunn replaced him on the Board. Mr. Wilder assumed the position of Chairperson for the remainder of the meeting.

ZONING AMENDMENTS

Wall Street Rezoning The Board discussed the rezoning and naming of the Wall Street area. Mr. Turner presented a draft of the plan. Mr. Turner had notified the landowners of this potential change. Two people, Jay and Ed Lynch who were representing their father Jay Lynch, attended the meeting. The Lynches were concerned that rezoning their land would restrict the use of their land. Discussion ensued regarding the title of the ordinance. Mrs. Crisler made a motion to name the district the Professional, Business, and Technology District. Seconded by Mr. Kolodziej. Passed 7-0.

Discussion ensued regarding possible build out scenarios, Master Plan survey results, Route 111 traffic, and should restaurants/fast food/ or other eating establishments be considered. Mrs. Dunn made a motion to keep the current provision referring to restaurants in our draft as is. Mrs. Crisler seconded. Passed 6-1. Ms. Stoller opposed.

Discussion ensued regarding the topography and wetlands of this land. Ms. Stoller made a motion to consider the actual mapping of this district after examining an actual overlay of wetlands on this district and to do this on November 3. Seconded by Mr. Morris. Passed 6-1. Mrs. Crisler opposed.

Mr. Turner stated that he would like to move forward with this district and text as is. Mrs. Crisler made a motion to move forward. Passed 6-1. Ms. Stoller opposed.

Sign Ordinance

The Board discussed clarification of the sign ordinance and how to require all sign permits, new and replacement signs, to come before the Board for review. Mr. Turner will check with Town Counsel. Discussion ensued regarding amending section 706.5.4. Mrs. Crisler made a motion to amend #11 in this section eliminating changing electronic signs. Seconded by Mr. Kolodziej. Discussion ensued regarding rewriting the sign section. Mrs. Crisler withdrew her original motion. Mrs. Crisler made a motion to have Mr. Turner rewrite the sign ordinance and present it to the Board for consideration. Seconded by Mr. Noyles. Passed 7-0.

ROAD BOND

Mr. Turner reported that Searles Road has been inspected and ready for a bond reduction. The Town has escrowed \$118,563 and recommends partial release of \$73,563 and retains \$45,000 for the remainder of the project. Discussion ensued. Bond was not release, but reserved for a later date.

CORRESPONDENCE

Letter from the town attorney to the Board of Selectmen clarifying the applicability of the blasting ordinance.

Letter from Thomas Costa apologizing for disrupting the Board meeting on September 29, 1999.

Mr. Morris made a motion to adjourn. Seconded by Mr. Carpenter. Passed 7-0.

These minutes were taken from the October 27, 1999 Planning Board Meeting audiotape. These minutes are in draft form and have not been submitted for approval.

Respectfully submitted,
Nancy Charland