

Land Use Committee

Approved Meeting Minutes

Thursday, May 8, 2014

Present: Chairman Al Letizio, B. Donovan, P. Gosselin, L. Scott, J. Desilets, M. Oldenburg

Meeting started at 7:45 am

B. Donovan motioned to accept minutes as amended. P. Gosselin seconded and minutes approved 5-0, M. Oldenburg abstained.

First order of business was to elect a chair person. J. Desilets nominated/ motioned A. Letizio, P. Gosselin seconded and all approved 5-0.

P. Gosselin suggested we evaluate each commercial property potential and identify changes or issues to meet town objectives or vision.

As a group we started reviewing commercial parcels per the Zoning Map of 2014.

A. Letizio/B. Donovan recommended the parcels along Route 111 between Center School and London Bridge road intersection as potentially valuable commercial properties and should be considered for rezoning. Recommendation to school board and Selectmen.

Limited Industrial across from London Bridge road. Only two sites available with the Cell Tower site and remainder of Meadowcroft per L. Scott.

Village Center District. P. Gosselin identified current restrictions to fully develop to Town vision is water and septic. B. Donovan said likely development would limit the potential of the site due to lack of water and sewer.. P. Gosselin indicated a possible loss of 50% plus of tax revenue due to regulations and water/sewer. A. Letizio discussed the need to communicate the potential for not meeting the town vision/build out plan and our revenue goals. Infrastructure issues contribute to the high cost of development and can negatively impact lease rates or cause projects not to be built.

L. Scott indicated the land located along Fellows Road and Route 111 to the Post Office has future potential and should be studied.

We left off on section F of the zoning map to start next meeting.

Next meeting scheduled for June 11 at 7:30 am. P. Gosselin motioned to adjourn and B. Donovan second, meeting adjourn at 9:06 am.

NOTE: A. Letizio suggested we should all tour the Marketplace(off 95 exit 43/Walnut street) in Lynnfield for ideas. Also Boxford and N. Andover centers as well.