

PLANNING BOARD
MEETING MINUTES
January 22, 2019

7:00PM

Memorial Hall

Members Present: John Michalak, Robert Ricker, Scott Carlson, Michael Krikonis, Jacquelyn Baum

Members Not Present: Jeff Head, Otto Lies

CMRPC; Claire Bayler, Heidi Murphy

Others Present: Pam Harding, Director of Planning

J. Michalak called the meeting to order at 7: 15 PM

VILLAGE DISTRICT BYLAW REVIEW – Heidi Murphy, stated that she shortened the bylaw and added a minimum square footage requirement of 10,000 square footage. Auburn, Mass and Holden's are very similar, Auburn's Town Counsel is currently reviewing the Bylaw.

Discussed the Bylaw and having the Village District as a stand alone district and not an overlay. Air BNB's have been classified as lodging utilizing current definitions in Holden's Zoning Bylaw, it might be beneficial to have a new definition to clarify the different uses. Heidi Murphy discussed prohibiting the use in the Village District, if the Board chooses to do this then Air BNB will have to be defined in the bylaw. Allow lodging and Air BNB's by special permit, while creating definitions the Board should consider renting of room(s) to foreign exchange students etc. Allowing a movie house with a maximum of two screens indoor in the Village district was discussed. M. Krikonis asked if we should limit it to two screens or capacity. R. Ricker thought a gas station would add people to the area, but they can also buy the existing automotive and expand on the non-conforming use by a special permit.

The Board agreed that a four story building was too high. The Board agreed to limit it to 3 stories. They also discuss pawn shops versus consignment shops and gambling facilities. The mix of residential and business ratios were discussed. Everyone would put a little more thought into the percentages and amend the current draft to allow residential uses on the main floor for accessibility. Setbacks were discussed, the limit of the right of way is not known it might help to know how far out of the existing pavement the right of way extends to evaluate the front yard setback requirement. R. Ricker asked if we can check on the wetland area.

Questions

Setbacks is 0-18' for front and side yard setbacks (check the ROW)

Percentage of allowed residential uses per lot

Is a floor to area ratio necessary

Provide a map with natural resource protection

The Planning Board's next meeting will be on February 26, 2019.

Torrey Lane Extension Subdivision S. Carlson voted to release the covenant accept the full bond amount of with a reduction to represent work completed to date to \$75,659.77 R. Ricker seconded the motion, all were in favor.

Planning Board

Red Tail Estates R. Ricker made a motion to release the remaining security for Red Tail Estates J. Baum seconded the motion, all were in favor.

September 11, 2018 minutes, R. Ricker was indicated as attending and was not present. There was not a quorum to approve the minutes.

R. Ricker made a motion to adjourn, S. Carlson seconded the motion all were in favor, the meeting adjourned 9:40 p.m.