

**PLANNING BOARD**  
**MEETING MINUTES**  
**October 23, 2018**

**7:00PM**

**Memorial Hall**

**Members Present:** John Michalak, Rob Ricker, Scott Carlson, Otto Lies, Michael Krikonis

**Members Not Present:** Jeff Head,

**Others Present:** Pam Harding, Director of Planning

J. Michalak called the meeting to order at 7:06 PM.

Elizabeth Wood reviewed the history of the Village District Bylaw and evaluation of the areas. The purpose of the Bylaw is to create a mixed use dense district that is pedestrian friendly with a strong sense of place. Hudson Massachusetts is an example, Holden has a center but not a defined downtown. Mixed Use with dwelling units above commercial and retail uses is desirable, encouraging park and walk. Would like to avoid strip type of development. Benefit for millennials and provide options for the aging population. Jefferson Village was identified as an area that could benefit from use of the Village Center District Bylaw.

Edit to the Phase II reports were conducted and will be distributed to the Board members for review. Hudson is unique and was constructed with a downtown. Pictures of various desirable outcomes were reviewed. The Board looked at renderings, CMRPC can take existing pictures of the area and do renderings to show what the outcome would look like from the bylaw. There are six other Towns that are working on the Village Center Bylaws. Renderings of Upton were reviewed to show what can be created under a similar bylaw. Draft Bylaw Nuts and Bolts. R. Ricker asked if there were any renderings of the West Boylston Village Center Bylaw, none were available.

The Village Center District area was shown. P.Harding stated it was very similar to the existing Mixed Use and one or the other should be utilized. The Board will need to decide if they would like to pursue an overlay district or a standalone bylaw. J. Michalak would like to do outreach but not too far in advance of the Town Meeting and felt that renderings would be the most beneficial. J. Michalak is concerned about the speeds along Main Street and difficult site distance, it is not comfortable for pedestrian mobility. J. Michalak said sidewalks need to be added, flashing beacon lights, bike lanes and traffic calming devices would be required to make this a feasible village area. S. Carlson stated that Westminster is developing utilizing the mixed use concept.

J. Michalak, what are we highlighting to spur development, he would like to highlight the key aspects that are different and will spur development. Incentives should be required, R. Ricker thinks the area is too small and thinks that it should be expanded to encompass the High School and down to Route 68. J. Michalak does not want to add in parcels of property owners that are not in favor of the zone change. Claire Bayler stated there has been much discussion about complete streets and would like to run it down to connect. MassWorks infrastructure grant application, S. Carlson stated the Town is in need of things for people to do, Seven Saws and Meola's are consistently packed.

M. Krikonis stated we would need to think outside the box and allow integration of uses, we would not want to limit things millennials are looking for, tattoos should not be prohibited and things like consignment shops should not be prohibited we restrict pawn shops. C. Bayler said collaborative co-working spaces should be considered. Uses with opposing hours, maker spaces etc.

S. Carlson asked if we wanted to allow flat roofs, R. Ricker stated it would be permitted under the existing bylaw. S. Carlson would not like to encourage flat roofs. R. Ricker stated that our existing sign bylaw should cover the regulations within this and the design standards for the sign bylaw should be omitted. S. Carlson stated we should be careful for what we allow to ensure properties aren't combined and large cookie cutter buildings are not constructed. Master Plan wants to focus on what people see and not continue to receive complaints, be more proactive.

Kendall Road ANR R. Ricker made a motion to endorse the Approval Not Required, M. Krikonis seconded the motion, all were in favor.

The minutes could not be approved due to lack of quorum. S. Carlson R Ricker made a motion to adjourn the meeting at 9:00 p.m.