

**PLANNING BOARD**

**June 13, 2017**

**Memorial Hall**

**Members Present:** John Michalak, Tina Stratis, Otto Lies, Scott Carlson

**Not Present:** Jeff Head, Robert Ricker, William Ritter

**Staff Present:** Pam Harding, Director, Liz Fotos, Town Recorder

J. Michalak called the meeting to order at 7:03PM.

**DEFINITIVE SUBDIVISION- GREENWOOD ESTATES- JACKSONWOOD INVESTMENTS, LLS**

P. Harding stated that revised plans were submitted on May 25, 2017 and were under review from the organizations doing the peer reviews.

J. Michalak asked if there were still three entities doing the reviews.

P. Harding replied there were; BHB for the Traffic portion, Weston & Sampson for the water/sewer, and Quinn Engineering for the general engineering.

S. Carlson stated that July 18, 2017 was the July Planning Board Meeting. He asked is there would be enough data collected for the pump station review.

P. Harding replied there would be. C. Blair stated they were doing two pumps this week and two next week.

Motion by T. Stratis, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO CONTINUE THE PUBLIC HEARING FOR DEFINITIVE SUBDIVISION- GREENWOOD ESTATES TO JULY 18, 2017 WITH AN EXTENSION TO FILE TO AUGUST 9, 2017.

**DLTA – Jefferson**

P. Harding stated that Jeffrey Bag took over from Erik Smith for the DLTA. She stated that it had been some time since the last presentation was given so she provided it to the Board to update them in addition to a copy of the meeting minutes from the meeting he presented at. She stated that Jeffrey Bag, DLTA was scheduled to be at the July 18, 2017 meeting at 7:00PM and that he indicated he needed about 40 minutes.

J. Michalak stated that this was good timing with what was happening with the Mill/Eagle Lake/Dam .

P. Harding stated it was a good time and that she had forwarded to him the proposal that was filed for the drawdown on the lake so he was aware of that. She stated that Con Com met on June 7, 2017 and it was continued to June 28, 2017 in order to obtain additional information.

P. Harding stated that White Oak did not want to own the dam any longer.

J. Michalak asked how that would work.

P. Harding replied that they want to take the dam down.

J. Michalak asked if there were three owners.

P. Harding replied that one denies ownership and the other paid shares monetarily for inspections.

S. Carlson asked if the decision was Con Com's alone.

P. Harding replied no, there were a variety of agencies that they would need to go through.

S. Carlson asked if the Town had any say.

P. Harding replied that the Town had no say unless they wanted ownership. She stated there was a Phase 1 Inspection that said repairs were \$800,000. She stated the Phase 2 Inspection was about \$40,000 to do and that would say more definitively what the cost would be.

S. Carlson asked about the neighbors.

P. Harding stated that Village Way Condo's was in general opposition to the drawdown.

S. Carlson asked about the lake by the causeway.

P. Harding replied that was some of the additional information that the Conservation Commission requested. She stated that was Stump Pond and it would likely drain as well however Con Com wanted more information about it.

O. Lies asked if the model bylaw could be used for this.

P. Harding stated that we still have our hours specifically that were never finished off. She stated there were still a few hours remaining and DLTA would do the model village bylaw for communities as well to utilize. She stated the Town also had local planning assistance that could be used for something more specific.

J. Michalak asked if they take the model bylaw and then do a public hearing.

P. Harding replied it would be a Zoning Bylaw Change so it would require Town Meeting.

J. Michalak asked if the Planning Board would hold a Public Hearing. P. Harding replied they would for the Zoning Change.

J. Michalak asked if that could happen before the next Town Meeting.

P. Harding replied that she thought it could. She stated that all the personnel changes had impacted the length of time this had taken.

**ZONING BOARD OF APPEALS RECOMMENDATION //SPECIAL PERMIT- 46  
LONGMEADOW AVE ACCESSORY APARTMENT- DANIEL AND CARRIE GOLDEN**

J. Michalak asked if this was still in accordance with the blood relatives. P. Harding stated it was.

S. Carlson asked why this was coming before the ZBA if it met requirements. P. Harding replied that there was a living space addition above the apartment so they wanted to make sure that it met bylaw.

S. Carlson asked if it was dual purpose.

P. Harding replied it was not. She stated it was specific to the house.

J. Michalak stated that the Board had bought up their concerns to the ZBA in the joint meeting recently and it was to make sure that everyone was on the same page.

O. Lies stated that he did not feel as though there was the understanding with ZBA.

P. Harding replied that it was too rushed to get something in for the past Town Meeting.

S. Carlson asked for clarification on the building.

P. Harding stated that the apartment had to be attached; the upstairs couldn't connect directly to the apartment.

O. Lies stated that he was uncomfortable with this.

T. Stratis stated that it was an apartment on the first and then split level. She stated as long as it was family owned it was within the bylaw.

J. Michalak stated that the concern was what happens after. He stated that maybe coming up with a new bylaw would change that but that in this particular situation it was probably easier to convert back and that this was better use for the long term.

O. Lies stated that he was concerned that there was no garage.

P. Harding replied there was a garage and showed the Board the picture. She stated that the addition would be going on the side.

O. Lies stated that nothing had been done with the ZBA to change the bylaw.

P. Harding stated that she thought the outcome of the joint meeting was that the Planning Board did not care who lived in the apartment as long as the owners lived in the house.

J. Michalak stated that was what was discussed but he was not sure if everyone felt 100% about that.

O. Lies stated that his argument was that they wanted less restrictive without blood relatives but they were not there yet.

P. Harding asked what the hesitation with this was.

O. Lies stated he wanted to clear this matter up.

J. Michalak stated that the joint discussion was informal and it would need to go to Town Meeting to make the changes formal.

P. Harding replied there had not been enough time to do so. She stated that it needed to be a bylaw change.

Motion by S. Carlson, seconded by T. Stratis, it was UNANIMOUSLY VOTED THAT THERE WAS NO PLANNING SIGNIFICANCE FOR ACCESSORY APARTMENT/ 46 LONGMEADOW AVENUE.

**VARIANCE-28 ARIZONA AVE- JILL SIOK RELIEF FROM EXTERIOR SIDEYARD SETBACK- CONSTRUCTION OF GARAGE**

P. Harding stated that this was on a corner and there was two front yards, the exterior and the front. She stated both had 30ft and they were asking relief from the exterior side to add a garage to the house.

T. Stratis asked if it impacted visibility.

P. Harding stated that it seemed that it was setback far enough so it should be fine.

S. Carlson asked if there had been any concerns from the neighbors.

P. Harding replied she had not heard any.

O. Lies asked if engineering had reviewed.

P. Harding stated that they would look but have yet to make a comment.

Motion by O. Lies, seconded by S. Carlson, it was UNANIMOUSLY VOTED THAT THERE WAS NO PLANNING SIGNIFICANCE FOR VARIANCE- 28 ARIZONA AVE/ RELIEF FROM EXTERIOR SIDEYARD SETBACK TO CONSTRUCT A GARAGE.

**APPROVAL OF MINUTES**

Motion by T. Stratis, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO APPROVE THE APRIL 25, 2017 PLANNING BOARD MEETING MINUTES AS CORRECTED.

**MISC**

S. Carlson asked if he could have the meeting minutes from the Conservation Commission regarding the detention pond on Courtney Drive. He stated he wanted better understanding of it and that people were saying that the detention pond was attached to the lot and that it was going to change.

P. Harding stated that it was a detention pond subdivision and that when the lot transferred the pond would transfer.

S. Carlson stated that the abutters thought that the lot would go to the Town and that there was a special escrow.

P. Harding replied that Con Com asked C. Blair to place money into an account to the new owners for maintenance so that when the lot is sold the new owners would have access to money to maintain the pond.

S. Carlson thanked P. Harding for the information.

Motion by T. Stratis, seconded by S. Carlson, it was UNANIMOUSLY VOTED TO ADJOURN THE JUNE 13, 2017 PLANNING BOARD MEETING AT 7:33PM.

APPROVED: \_\_\_\_\_