

PLANNING BOARD
MEETING MINUTES
September 25, 2018

7:00PM

Memorial Hall

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

Members Not Present: Jeff Head,

Others Present: Pam Harding, Director of Planning

J. Michalak called the meeting to order at 7:09PM.

PUBLIC HEARING –Carl Hultgren, Quinn Engineering represented the applicant and reviewed the site plan. Mr. Hultgren explained the existing building will be demolished and a two lane drive-thru with a slightly larger building will be proposed. The photometric plan was submitted and reviewed at the meeting. There is no Conservation Commission filing with the project, the pavement to the rear of the lot remain unaltered. Holden Plaza sign is coming down.

J. Michalak opened the project up to the public.

S. Carlson asked what uses were going to be in the building. The building is being slightly increased, a dividing wall is being installed down the middle of the building. The new building is being constructed to accommodate a bank. There was a plan to trench the electrical service from the utility pole to a different transformer. O. Lies is concerned about the traffic on the post office parcel. The post office parcel has a mailbox on the lot. D Zottoli stated the mail box can be removed. The Board thought the mailbox should stay where it is and not be relocated. R. Ricker stated that according to the plan both uses have access to the center island parking area. R. Ricker stated the plan is proposing a zoning violation with an existing lot line through the proposed bank. He stated the lots can be transferred. The double drive thru will block the existing traffic from leaving through the bank.

O.Lies stated that the traffic flow did not work with the drop off mailbox location. D. Zottoli stated the mailbox could be removed. The Planning Board with the exception of O.Lies thought the mailbox location was fine. C. Hultgren stated to be clear he must address the lot line zoning violation, traffic patterns on all three sites, DPW will contact Mass Highway about trees interfering with teh line of site on Main Street. R. Ricker made a motion to continue the public hearing to October 9, 2018 with a filing deadline of October 16, 2018. M. Krikonis seconded the motion, all were in favor.

C. Atchue Twinbrook Drive M. Conway both had cases for variances for lot merger relief and were denied by the zoning board of appeals so they are in attendance to discuss a possible zoning bylaw change which would grandfather lot merger cases. Mr. Popple discussed how he believe one long standing member of the zoning board suddenly changed his opinion, he had granted the variances in previous cases and now will no longer grant the variance. The lots in question all conform to the neighborhood subdivision. Seven lots since 2005 were approved, the owners stated they were not notified of the zone change. Mr. Popple stated that there is a sewer connection and betterment assigned to his property. J. Michalak stated he understood why they were here. They have had it on the agenda for the second time now. Atchue stated that according to her attorney, she could apply for a subdivision plan to obtain relief, P. Harding stated she did not know of any avenue to obtain relief without a variance and if her attorney had alternate knowledge and should contact her.. C. Atchue thought maybe the ZBA

would change their vote if a new recommendation was received from the Planning Board. J. Michalak stated he would keep this bylaw change for consideration on the agenda for consideration at the annual Town Meeting.

ANR R-1 Zoning District - Bullard Street – Assessing Map 134 Parcel 18 Xenos Custom Builders, LLC – 8 lots R. Ricker made a motion to endorse the approval not required, M. Krikonis seconded the motion, all were in favor.

R-1 Zoning District 177 South Road – Henchy, LLC 2 lots

R. Ricker made a motion to endorse the approval not required, M. Krikonis seconded the motion, all were in favor.

The Visioning Session O. Lies was disappointed with the projected visioning and thought the event was a bunch of people complaining. S. Carlson. The Board may want to wait to see what comes out of the master plan before pursuing a Village District ByLaw. O. Lies wants to know what the vision is to bypass traffic that is coming from Rutland.

The meeting was adjourned.