

**PLANNING BOARD**  
**MEETING MINUTES**  
**March 12, 2019**

**7:00PM**

**Memorial Hall**

**Members Present:** John Michalak, Rob Ricker, Scott Carlson, Michael Krikonis, Jacquie Baum

**Members Not Present:** Jeff Head, Otto Lies

**Others Present:** Pam Harding, Director of Planning; CMRPC; Claire Bayler,

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 bylaws are very similar, Auburn’s Town Counsel is currently reviewing the Bylaw.

The Board discussed the Bylaw and having the Village District as a stand alone district and not an overlay. Air BNB’s have been classified as a lodging use under the current definitions in Holden’s Zoning Bylaw, it might be beneficial to have a new definition to cover this increasing land use. 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, in defining bylaws consideration should be given to renting rooms to **foreign** exchange students etc. M. Krikonis questioned limiting the size of a movie house to a maximum of two screens indoor and if we should limit it to two screens or capacity. R. Ricker thought a gas station would add people to the area, there is a current non-conforming automotive use which can be expanded upon by a special permit application.

C. Baylor reviewed renderings she created of the village area which included intersection changes High/Main Street which would decrease speeds and increase pedestrian presents. The Board thought the renderings were helpful in The Board agreed that a four story building was too high and should follow the 30-35 height restriction included in the bylaw, limiting buildings to three stories. They also discuss pawn shops versus consignment shops and gambling facilities. The mix of residential and business ratios were discussed, what was desired and if they should be mandatory. Everyone would put a little more thought into the percentages and allowing residential uses on the main floor for accessibility. Pavement the lots lines exist. setbacks were discussed, the limit of the right of way is not known it might help to know how for out of the exist. 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 March 26, 2019.

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

The March 12, 2019 minutes were approved on May 28, 2019

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