

PLANNING BOARD
MEETING MINUTES
April 9, 2019

7:00PM

Memorial Hall

Members Present: John Michalak, Scott Carlson, Otto Lies, Michael Krikonis, Jacquie Baum Robert Ricker, Scott Carlson

Members Not Present: Jeff Head,

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

J. Michalak called the meeting to order at 7:10 PM

7:00 p.m. Citizen Petition Zone Bylaw Change – Town Counsel had some suggestions on how to clean up the language so additional lots would not be grandfathered. Fred. Lonardo was the citizen petitioner and stated that he created an edited petition to incorporate these comments for lots in common ownership. He reviewed the origins of the bylaw and wanted to correct past practices and allow for a special permit process for lot merger cases. Robert Ricker clarified that the lots would have been buildable when they were created. Robert Ricker asked if the Zoning Board of Appeals would be the Special Permit granting authority. R. Ricker stated that notices were suppose to be submitted to notify people with lots in common ownership about the limited timeframe. J. Michalak asked if there was any additional public comment, Larry Popple 139 Twinbrook Drive, bought two lots and was given a betterment for sewer into his lot. Other lots in similar circumstances have been approved within his neighborhood. Michael Conway 80 Avery Heights Drive was in the process of taking a loan out to build on a lot he thought was buildable. Ronald Spakauskas, Chair Zoning Board of Appeals, Ron would like everyone to have due process, Ron thought this would grandfather eight parties and about 5 or 6 house lots.

Ron stated he found evidence that the Planning Office did not want to send out 5,000 letters. He is in support of the petition. Warren Gardner Jr. represents his parents who own property at 275 Princeton Street. His parents bought a house in 1952 in 1984 he bought a lot next door, it is 42,000 square feet. Since the percolation test failed and sewer was extended down Princeton Street, he has been taxed by a building lot the entire time. The lot was assessed at 99,900 and the tax bill was 1,430. He would hope there is something else that can be done. R. Ricker made a motion to close the public hearing, O. Lies seconded the motion. R. Ricker was upset that people were not notified of a zone change that effects peoples property values and this will put the Zoning Board of Appeals in a more comfortable position. S. Carlson stated it is only fair that people have been taxed and charged betterments that they can pull permits. J. Michalak thought this was an unintended consequence and thanked people that persevered and created the bylaw. R. Ricker made a motion to recommend approval of the bylaw at Town Meeting as presented to the Board in the amended citizen petition.

Subdivision Control Regulation DPW still incorporating revisions from Graves will bring a comprehensive draft to the Board for review.

VILLAGE DISTRICT Land use should be incorporated into the table P. Harding stated that she had concern about 6 units on a 12,000 square foot lot requirement. A floor to area ratio or maximum building coverage would address the area requirements related to the building size. Complete streets should be included in the bylaw and emphasized.

R.Ricker made a motion to release the covenant establish a bond amount of \$332,711.65 with a reduction to reflect work completed to date as recommended by DPW to \$83,091.66, and accept the Subdivision Performance Agreement.

Master Plan draft chapters are being created.

January 8, 2019 minutes Scott Carlson is Vice Chair and Robert Ricker is Secretary.

With the corrections S. Carlson made a motion to accept the minutes, M. Krikonis seconded the motion all were in favor.