

Planning Board Meeting Minutes

Tuesday – June 11, 2013

7:00pm

Room 201

Town Hall (195 Main Street)

I. ROLL CALL AND DETERMINATION OF QUORUM

The meeting, held in the Room 101 of Town Hall, began at approximately 7:00pm.

Present:

Bernard Cahill
Kevin Calzia
Jason Kreil
Max Lamson, Chairman
Gregory Price
Greg Tuzzolo (alt. non-voting)

II. PUBLIC HEARING – Continuation of Deliberations on 213 Main Street Special Permit

Mr. Calzia (KC): Even with applicant modifications, he is struggling with the plan, wondering if 2 separate duplexes would blend better. He sees a parking dilemma with the 4 unit building.

Mr. Lamson (ML): Most driveways in the area are similar

KC: Driveway should be scaled back

Mr. Cahill (BC): Thought appreciative of the historic nature of the site and building, two 2 duplexes within the ANR lot would obscure more of the view.

Mr. Tuzzolo (GT): Doesn't believe a marketable structure could be developed on the west side of the lot.

Mr. Price (GP): It's a tough lot to build on – the applicant appears to be doing the best they can.

ML: Reminded the Board that there was considerable back and forth with the Town's Engineer to make the driveway and sidewalk.

A discussion took place regarding parking solutions for this site and Town in general.

ML: Good discussion, but we have to deal with what is in front of us. Again, the plan was vetted and modified by Town Engineer.

It was noted that neither the Chiefs of Police and Fire, the Building Dept, nor the Board of Health have expressed any issues with the original 8-space wide parking plan.

Special Permit Criteria:

1. Current use is uninhabited and dilapidated
2. Adequacy of Utilities: no problems
3. Character of the neighborhood is residential with a duplexes and multi-families that all have short driveways backing on to the road
4. Environmental Impact: Vetted by Conservation Commission, site has been united to 5,000
5. Fiscal Impact: Increasing Property Value

Waivers Requested:

1. 6.1.8 – Condition exists frequently for residential uses
2. 6.1.10.3 – Existing drive is same/environmental restriction create problem for most properties along river.
3. 6.1.10.4 – Board requested the break-up of spaces into 4 and 4.
4. 6.1.10.7 – Not really applicable to residential

* It was moved by Mr. Calzia and seconded by Mr. Cahill to approve the Special Permit. Four in favor, one against (Mr. Calzia). *Motion carried.*

The Board agreed to a short break in the deliberations to address the ANR agenda item.

III. APPROVAL NOT REQUIRED PLAN

* A motion was made by Mr. Cahill and seconded by Mr. Lamson to endorse the ANR for 129 Parker Street, dated 05-24-13, Map 25 Lot 152. Motion carried unanimously.

IV. PLANNING BOARD MEMBER INTEREST

Chuck Shea of Lantern Lane introduced himself to the board, expressing his interest in joining the Planning Board. He has lived in Town almost 3 years and has 10 years experience as a Planning Board member on Cape Cod. He also has some Finance Committee experience.

The Board thanked him for his interest and would contact him soon.

V. PUBLIC HEARING – Continuation of Deliberations on 213 Main Street Special Permit

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VI. EXECUTIVE DIRECTOR REPORT

Site Plan Review (4-3-13 revision): Discussions took place regarding the following:

1. Trash enclosures
2. Screen
3. Snow Removal
4. Review of site plan in light of 10.5.7:
 - a. Lighting
 - b. Construction
 - c. Storm Water Maintenance
 - d. Sidewalks

* A motion was made by Mr. Price and seconded by Mr. Lamson to approve the Site Plan. Four in favor, one opposed (Mr. Calzia). ***Motion carried.***

VII. ADJOURNMENT

* A motion was made by Mr. Lamson to adjourn the meeting at approximately 9:30 p.m. **Motion carried unanimously.**