

## **Planning Board Minutes of May 14, 2003**

### **ROLL CALL:**

Ross McLeod, Chairman – Present Wayne Morris, Vice Chairman – Excused

Lee Maloney, Secretary – Excused Roger Hohenberger, Selectmen Member – Present

Walter Kolodziej, Regular Member – Excused Pam Skinner, Regular Member – Present

Nancy Prendergast, Regular Member – Present Roy Dennehy, Alternate – Present

Chris Doyle, Selectmen Alternate – Excused

### **OTHER ATTENDEES:**

Al Turner – Planning & Development Office Walter Warren – Planning & Development Office

Lisa Linowes Karl Dubay

*Mr. McLeod opened the meeting at 7:30 pm. Mr. Dennehy replaced Mr. Morris.*

### **MINUTES:**

Motion by Ms. Prendergast to approve May 7 meeting minutes as amended, seconded by Mr. Hohenberger. Approved 5-0.

### **CORRESPONDENCE:**

URS Corp request to be added to Planning Board list of consultants.

LCHIP Newsletter.

Confidential communication from Bernie Campbell.

Mr. Sokul letter of thanks to Planning Board for I-93 exit 3 input.

Mr. Sokul letter regarding Design Review Guidelines.

Letter to from Chris Gamache regarding trails.

### **OLD BUSINESS:**

Ms. Prendergast discussed Office of State Planning Spring Conference and brought a copy of the manual 'Managing Stormwater As A Valuable Resource' and a bulletin on Tax Increment Financing for the board.

### **NEW BUSINESS:**

Mr. Dennehy raised concern about upcoming ZBA meeting with Hadleigh Woods. Ms. Linowes provided a handout including information from Chapter 354-A State Commission for Human Rights Fair Housing in support. Motion by Mr. Dennehy that Planning Board submit letter to ZBA objecting to the request by H&B Homes to reduce the age requirement from 62 to 55 yrs. Zoning was changed from 55 to 62 in prior years because age 55 was not elderly, and that 62 was a more appropriate age. No second. Motion defeated.

Motion by Mr. Dennehy that Planning Board submit letter to ZBA stating that Planning Board supports existing 62 year old Affordable Elderly Housing Ordinance as passed in town meeting. Seconded by Mr. Hohenberger. Approved 3-2. Mr. McLeod, Ms. Prendergast opposed.

### **PUBLIC MATTERS:**

#### **Gateway District and Commercial Design Review**

Staff provided Planning Board with Design Review Guidelines Alternative and Examples, and Design Sketchbook for discussion. Mr. Dubay expressed his support of the efforts by Planning Department.

Discussion – subjectivity, quality and flexibility. Require colored, scaled building elevation and floor plans. Request rendering and perspectives. Landscaping – typical to the area, landscape designers and architects, add to Section 1305 of Site Plan Regulations. Modify section 1309 Submission Data.

Discussion – irrigation, colors, entryways, awnings, overhangs, safety, onsite circulation. Discussed the use of “shall” and “shall not” versus “encourage” and “discourage”.

Planning Staff will incorporate changes to be discussed at June 25 workshop.

Motion by Mr. Hohenberger to adjourn. Seconded by Ms. Skinner. Passed 5-0. Meeting adjourned at 10:08 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Nancy Prendergast