

**PLANNING BOARD MINUTES  
JANUARY 18, 2005**

**ROLL CALL:**

Lee Maloney, Chairman – Present  
Ross McLeod, Secretary – Present  
Phil LoChiatto, Regular Member – Present  
Ruth-Ellen Post, Alternate – Present  
Chris Doyle, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Present  
Bruce Breton, Selectmen – Present

**STAFF:**

Al Turner, Director of Planning and Development – Present  
Rebecca Way, Town Planner – Present

*Ms. Maloney opened the meeting at 7:10 pm.*

**ZONING AMENDMENTS:**

Citizen Petition #1: Rezone Lot 9-A-500

Mr. Bill Mason: location, development as Village Center District. Discussion: what abuts the land, spot zoning, significant piece of land on a major corridor and to provide for consistent development of mixed use near Neighborhood Business District, better use of the site as a Village Center District. Public input from Mr. Eric Nickerson, 2 Link Street; 40% office, 40% commercial, and 20% residential. Mr. Alan Carpenter, 8 Glenwood Rd: Village Center District comments with concerns with zoning change. Discussion: only one citizen petition, design guidelines. Ms. Margaret Crisler, 10 Sunridge Rd: not recommend to the voters.

Mr. Kolodziej motioned to recommend Alosso and others Citizen Petition. Mr. Breton seconded. Passed 4-3. Ms. Prendergast, Mr. McLeod, and Ms. Skinner opposed.

Public comment from Mr. Nickerson: protection for development of residential, anything can happen, subdivision regulations, don't administer taste, no protection, had many meetings not one came to comment economic development. Discussion: we have guidelines.

Mr. Stearns: needs controls for mix , should supports the housing, jobs for kids, limit number, not have District within so many feet on another District, needs to be revised.

Ms. Lisa Linowes, 20 Bramley Hill Road: things change quickly.

Attorney Mason: best use of property, looking to the Board for direction otherwise the parcel becomes house lots.

Ms. Linowes: reconsider Amendment #8 from Ballot, could we remove the #8 and have the Petition stand, could the Board regulate this?

Mr. Turner: Ordinance doesn't address this so everything would involve administrative decisions.

Amendment #8: Village District Section 612

Discussion: reconsider #8, would have to go back to the Public Hearing, not support, public notice, advertised as sent. Public comment from Ms. Crisler: who can put forth a protest petition, 25 voters, deadline close to Town meeting.

Ms. Prendergast motioned to reconsider the Boards action of Jan 4 regarding this amendment. Mr. McLeod seconded. Denied 3-4. Mr. LoChiatto, Mr. Kolodziej, Ms. Prendergast, and Mr. Breton opposed.

Amendment #3 – WWPD: Section 601

Discussion: issue of not being for residential uses, suggested changes are good but feel that the zoning changes incorporates the comment from the last public hearing, add buildings next year, add changes to wetlands next year, include Bernie's comments to add clarification.

Mr. Kolodziej motioned to move to Town Warrant with the minor changes, as read into the record by Town Planning, Becky Way, minus the second sentence of 601.6.1.3. Mr. LoChiatto seconded. Passed 5-2. Mr. Breton and Ms. Skinner opposed.

Amendment #1 – Section 200 Manufactured Housing:

Mr. Kolodziej motioned to move Amendment #1 to Town Warrant. Mr. McLeod seconded. Passed 7-0.

Amendment #2 – Section 200 Wetlands and Amendment #4 Section 601.2 Wetlands:

Public input from Ms. Kathleen DiFruscia, Horseshoe Road: Amendment #4.

Mr. LoChiatto motioned to move Amendments #2 and #4 to Town Warrant. Mr. McLeod seconded. Passed 7-0.

Amendment #12 – Sections 708 and 709 Mobile Homes:

Mr. Kolodziej motion to move Amendment #12 to Town Warrant. Mr. McLeod seconded. Passed 7-0.

Amendment to adopt the ICC International Residential Building Code:

Mr. LoChiatto motioned to move to Town Warrant. Mr. McLeod seconded. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 11:50 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland