



Regular Meeting and Public Hearing

Monday, May 13, 2009

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis	X	
Julie Jacobson	X	
David L. Bennett	X	
Henry B. Stidsen, Jr.		X
Pamela Vasil		X

Other Attendees: Shelley Hammond of Coyle Engineering; William and Cindy Shea.

Chair, Neil Bagdis, called the meeting to order at 7:07 p.m.

Minutes: Board could not approve April minutes due to tonight's lack of quorum of attendees of that meeting.

Temporary Accessory Use Apartment RENEWALS: With documents being on file and conditions being met, renewals were approved for: Thomas B. Carroll, 182 Pleasant ST; Robert Dalbec, 168 Suomi ST; and Robert Johnson, 60 Suomi ST.

Next meeting date was set: June 8, 2009.

Special Permit for rear lot with a frontage width of at least 50' (4.4.7 Zoning Bylaw). Lot 5, Shirley CT (in proposed Spaulding Woods Subdivision, 0 Pleasant ST (Map 11, Lot 16) owned by Robert Clark and Raymond Daly, 84 Coderre ST, Boylston, MA).

Shelley Hammond of Coyle Engineering represented the petitioners. Conditions for rear lot to be granted.

- Is in GRB zoning district
- (1) width does not decrease;
- (2) lot contains required minimum of 120,000sf; access strip is not included in calculation (lot is 387.092sf);
- (3) all yards provide same separation from lot lines as regular lots in district;
- (4) no more than one rear lot will be created;
- (5) no other request for similar special permits will be sought.
- S.H. discussed access over wetlands, indicated feasible if wetlands were replicated.

Requires 50' of frontage. **Since the subdivision has not been approved, approval of Special Permit for rear lot is subject to the approval of the definitive plan as previously submitted.**

Total square footage of wetland crossing on this lot. This plan is 40 scale; it is somewhere around 600sf, if that. 5,000sf is threshold for Army Corps of Engineers.
Replication on lot is more than a 1:1 ratio. In speaking to EcoTec, when it becomes a legal lot, replication will be 3:1 for roadway crossing; additional replication for lot 5.

The Shea's had questions for S.H. Buildable portion of one designated area would be behind them. Other lots are not on this map.

Moved **approval of application for Special Permit on the condition that the subdivision plan previously filed with the Planning Board be approved without any modification that would affect this lot 5.** S.H.: Lot 5 is not intended to change. Board's suggestion was to remove the two parcels of capped former landfill area so they would not be available to any future buyer. No comments in response to the opportunity. Motion for approval of Special Permit seconded; **approved contingent upon approval of Definitive Plan.**

S.H. offered to re-notify abutters; offer shows good faith, was accepted.

Motion made and seconded to close public hearing. Unanimous.

N.B. asked N.W. to send P.V. a note stating he needs to know by 4:00 p.m. whether she is going to attend each meeting so that we can have a quorum.

At 7:48 p.m. meeting was adjourned.

Respectfully submitted,

Nancy Wilby