



Regular Meeting and Public Hearing

Monday, April 9, 2007

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: Anne Giangregorio, Joe Giangregorio, Kevin Dowd, Gary Goldberg, Beth-Ann Barsom, Faith Mayer, Edward Blanchard, Deb Mita, Joe Mita, Joe Fitzgerald, Dan Leahy, Kevin Quinn, Mark Wilde, Norman Hill, Harry Kiremitjian, Harold Herman, and Matt Schold,

Julie Jacobson called the Planning Board meeting to order at 7.00 p.m. The March 2007 minutes were approved, on a motion by P.V. and 2<sup>nd</sup> H.S. Approved unanimously (4-0).

**ANR – Owners Debra and Joseph Mita**

Continued from March 12, 2007.

Debra and Joseph Mita petitioned to combine their two lots at 441 and 0 Marshall Street (Map 7, Lot 1A and Map 7, Lot 1C) to build a barn for livestock. The petitioners made the following corrections to their plan. All abutters within 300' were added and the wetland delineation (Beaver Brook) was added. A motion to accept the ANR as submitted and revised was made by H.S., seconded by D.B. Vote was unanimous in favor (4-0).

The Board reviewed the Planning Board mail.

David Bennett requested a list of all temporary accessory use apartments to be submitted to all Board members.

**Discussion – 0 West St, (Map 12, Lot 44), Paxton Hills Inc. (directly across from Wilde Wood Drive)**

Dan Leahy, Project Manager of C.B. Blair Development Corp., came before the board per request of Cleland Blair for a preliminary discussion to address the board's opinions on a traditional development vs. the Open-Space design in the above mentioned location. D.L. stated that in the open space design all of the lots would be 30,000 square feet or more, all lots would be located closely to the common open areas and there would be restrictions as to clearing the area in the open space. This concept would allow for 12 lots on the parcel. The traditional design would consist of 9 lots with the smallest being 60,000 square feet, and the largest being 120,000 square feet, with 175,000 square feet of open space. D.B. suggested that they consider the wetland in the area regardless of which design they choose to pursue. He also stated that he would like to see a conceptual plan of access to the open space.

**Escrow account for Molumco Development regarding Baxter Drive**

Per request of the Town Treasurer the Board discussed what to do with the funds in the escrow account. D.B. made a motion, seconded by H.S. to retain the funds. Vote was unanimous in favor (4-0). The board wished to discuss the matter with Neil Bagdis and the Town Accountant before taking action.

**PUBLIC HEARING –Muir Meadows –Request to include 0 Pleasant St (Map 28, Lot 58A) in Senior Residential Overlay District**

The Public Hearing opened at 7:30 p.m.

Ed Blanchard and Kevin Quinn came before the Board to discuss of the 56 acre parcel abutting 205 Pleasant Street to possibly include a Senior Residential Housing Development for ages 62 and up. The development could include up to 61 – 1,500 square foot homes with 2 car garages. The homes would be owned individually as a condo style project with no town responsibility for maintenance. The design includes a community septic system and allows for 20% of the units available as affordable housing. The traditional development design would allow for 34 units. E.B. stated that the senior development would broaden the tax base for the town with little effect on town services such as maintenance and schools. He said they are looking for a quality project and are interested in working with the town to address all suggestions and concerns.

The town's people had concerns about the project regarding:

- \*Access to the area.

- \*The impact of traffic.

- \*Some felt it unfair that residents of the proposed development would not have to adhere to the same rules and regulations regarding septic and zoning.

- \*The crowding of the area.

The board addressed the concerns of the abutters and assured them of the following:

J.J. The purpose of the Board is to uphold the by-laws. Our role is to look at a plan and decide whether or not to make a recommendation for the Senior Residential District at the Town Meeting. It is a multi-faceted process and if passed at the meeting, will have to meet approval through all Town Departments. The Planning Board has the option of reducing the number of units in the development. D.B. stated that this was only a preliminary discussion, and this will go to the Town Meeting. It was also stated that abutters will be notified prior to any hearings on the project.

A motion to meet prior to the Town Meeting and vote on making a recommendation or not was made by D.B., seconded by H.S. and approved unanimously (4-0).

The public hearing was closed at 8:05 p.m.

**Discussion- 0 Marshall Street (Map 21, Lot 2)**

Norman Hill of Land Planning came before the board with Matt Schold on behalf of Paul and Joanne Schold to informally discuss a proposed subdivision, which has preliminary approval at the above mentioned property, and gather the Board's opinions.

They discussed the possibility of 17 lots with 20% for affordable housing, possibly off-site, with intentions of completing a traffic study, upgrade town water distribution, and addressing the issue of drainage. They The Board reviewed a letter from Mike Putnam, who met wit Paul Schold to discuss the development plan and further approvals in the permit process. They requested waivers and were told they were not necessary at this time. This was an informational discussion only.

The meeting was adjourned at 8:17 p.m. on a motion by J.J., seconded by D.B. and approved unanimously (4-0).

Respectfully submitted,

Sarah Cole

