

Town of Paxton
Planning Board



Regular Meeting and Public Hearing

Monday, March 14, 2016 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Vacant seat		

Other Attendees: David Bennett (DB), J. Richard (JR), M. Starrett (MS), Richard Doughty (RD)

(NB) called the meeting to order at 7:04 pm.

Meeting Minutes

Motion (JK) seconded by (HS) to accept the minutes of January 11, 2016 as written, vote 4-0 in favor.

Temporary Accessory Use Apt

Renewal for 46 Brooks Road, owners Heather Larson and Karen Hyson. There are no changes to the plans and the fee was received.

Motion (HS), seconded by (RJ) to renew the TAUA permit for 46 Brooks Road, owners Heather Larson and Karen Hyson, vote 4-0, all in favor.

New Business

(NB) The Chair informed the other board members that Rich Trifero is working on a letter of decision on the zoning compliance on the ANR lots of 101 Suomi St. R. Trifero had met with Town Counsel for guidance. One of the issues is the nonconformity of the lot with the existing house. Bylaw 4.3.1 states you cannot take away frontage from an existing house lot and make it nonconforming to the current dimensional zoning requirements. All Zoning Bylaws need to be used in conjunction with one another.

(DB) Attorney David Bennett came before the board to discuss a proposed Zoning Bylaw change to allow by Special Permit in the Business District, drive thru windows for fast food restaurants. He represents the owners of the Paxton location of Dunkin Donuts. There would also trigger the need of a Site Plan Approval with the Planning Board as well as a Special Permit from the Board of Appeals. Most surrounding cities and towns allow them. (JK) He is concerned about keeping the small town character of Paxton. (JR) There won't be any building changes to the building other than adding a drive thru window. (DB) We are asking the board to recommend the change to the Board of Selectmen. (RJ) I may not agree with it but I am willing to put it out to the public to let the residents decide as a warrant article at a town meeting. (JR) The bylaw change would not bind the town to allow it but just to be able to ask permission.

Motion (HS) seconded by (RJ) to recommend to the Board of Selectmen to go forward with a zoning bylaw change to allow by Special Permit, drive thru windows for fast food establishments, vote 4-0, all in favor.

Richard Doughty met briefly with the members about filling the current vacant seat on the board. Mr. Doughty has an engineering background which would be useful with most decisions that come before the board. He will meet with the Town Clerk to find out how to get on the town election ballot.

Next meeting will be on Monday, April 11, 2016, if needed.

Motion (HS) seconded (RJ) to adjourn the meeting at 7:58 pm, vote 4-0, in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

