

March 24, 2009

Meeting called to order at 7:35 p.m.

Present: Brian Hoeg, (Acting Chairman) K. St. George, Walter Healey and Gregory Kashgarian

Form A

71 Kingman Street – P. JK. Babineau – Form A – this is to separate the bogs from the house. It meets all setbacks. Kevin – I make a motion that we sign the plan as submitted. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous. Check was received in the amount of \$200.00.

Bills

Brian – I have bills from the following to approve for payment: Kopelman & Paige – Cedar Pond - \$512.00; Kopelman & Paige – Roberts & Fuller Shores - \$32.00
Walter – I make a motion that we approve the same for payment . Greg – 2nd the motion. Brian – all in favor. Vote was unanimous.

National Development

Brian – as you are aware Sherry requested a one year extension at the last meeting on March 16, 2009 and we asked that she put the request in writing. I now have that written request in my hands. Walter – I make a motion that we grant a one year extension as requested. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous.

Accessory Apartment (By Law)

Pauline – I have scheduled the Accessory Apartment By Law Hearing for April 28, 2009 @ 8:15 p.m. Do you want me to call Bob lafrate asking him to attend our meeting on April 13, 2009 so that you will have an opportunity to discuss the Accessory Apartment By-law? Brian – I believe that would be a good idea.

Release – Nelson Shore – Priscilla Road

Brian – what is the feeling about the changes made to the Release from Nelson Shore. Walter – I don't think the Town should be involved at all but if we are going to be I would make a motion that the release be sent to Town Counsel.

Greg – I second the motion. Brian – all in favor. Vote was unanimous. Pauline – I will check with Rita and Jim to get approval for Town Counsel to review the same with the changes. Walter – I am basically wondering should we be involved at all.

8 P. M. – Hearing continuation concerning rezoning of County Street

Brian – as everyone here is aware this is a continuation of the County Street rezoning. At this time I would like to hear from the petitioners and if anyone speaks please give you name and address. Mr. McCarroll – County Street – originally Mr. Doherty and I petitioned the Selectmen to have our side of County Street to be rezoned business as it is across the street where the Self-Storage is located. At that time we were requesting that just our property be done. When we came to the Planning Board it was suggested that we consider contacting our neighbors and see if they were agreeable to considering from the Mullen Hill Church property to VanLaarhoven – this is what is covered in Petition 1. Petition 2 is just the McCarroll and Doherty property. It is our intention to present Petition 1 and if it fails we will then present Petition 2. If it passes we will withdraw Petition 2. That pretty much sums it up. I would be happy to answer any questions. Brian – We are talking residential to business. Bob Staples – County Street—has anyone given any thought to a business overlay. With all of the existing homes that are in the area we might be better off leaving it residential with a business overlay. We don't want spot zoning. Brian – this would not really be spot zoning since it would be adding to the zoning that is already there. Bob Staples – doesn't this stop us from being able to add to our houses? Brian – you can add to your house. Bob -- can we do an overlay district. Derek – I don't see you having a problem, you are an existing use and you will be protected. Bob – if you put business in the front and residential in the back what will happen to it. Brian – it is a better set back. Bob Staples – it will still be spot zoning. McCarroll – the property in the back will remain residential – 430 business and behind that would be residential. We could leave a right of way to get to the back. I could be a good plan showing residential in the back. We are looking to get the front rezoned to business. Derek – Lori Lane was residential and it is now business. The have not lost their rights. Doherty – I will have the 430 set back. I will still have 4 house lots behind there. You can bill with a Special Permit. Frank Scholz – I personally am against spot zoning and it is my feeling that the Attorney General doesn't 't look at it favorably. Brian – this is not isolated it is business across the street. Derek – this would be an extension of the zone across the street. McCarroll – the first article was for the whole thing down to VanLaarhoven. The 2nd is just the McCarroll and Doherty property. Brian – you do realize that this will have to go to Town Meeting no matter what the Planning Board decides. Frank S – originally it was to go to 140 and as I understand it is now changed. Brian – we are trying to represent the town and if 90% want it and 10% don't, we have to list everyone and try to work something out. Doherty – all they we are looking for is for the left side to be as it is called for in the Master Plan. The Master Plan looks for all the way to 140. We already have a public storage, a golf place and the bank which was a plus. It will never go back. It is no longer the country road that is was in the past. Walter – I make a motion to close the hearing. Greg – 2nd the motion. Brian – all in favor. Motion was unanimous. Brian – Hopefully we will make a decision at our meeting of April 28, 2009. McCarroll – do you have any time in mind. Brian – we will put it on the agenda for 8 p.m.

Meetings

Pauline – April 13, 2009 and April 28, 2009 for our April meetings

Walter – I make a motion to adjourn. Kevin – 2nd the motion. Brian – all in favor.
Meeting adjourned at 10:45 p.m.