

PLANNING BOARD MINUTES

May 23, 2016

Call The Meeting to Order

Vice Chairman Robert Fowler called the meeting to order at 7:05 P.M. in the Town Hall Auditorium. Present at the meeting were, Nancy Reed, Vincent Fratalia, Keith Anderson, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart. Chairman Stephen Johnson was not present.

(A) Approval of Minutes – April 4, 2016

MOTION - Mr. Fratalia made a motion to approve the Planning Board minutes of April 4, 2016 as submitted. The motion was seconded by Mr. Anderson and unanimously voted 4-0.

(B) Committee Reports/Administrative Actions

(B1) Committee Reports

There were no committee reports.

(B2) Master Plan

Mr. Sadwick stated that for the record, he spoke with Mr. Johnson about cancelling this meeting but the decisions for Andover Street and Highland Avenue are now ready for signature. The decision was made to hold the meeting and discuss the two decisions and to have the meeting televised for transparency. Mr. Sadwick also handed out the Master Plan draft.

Mr. Sadwick stated that the draft Master Plan has been handed out. According to the contract, the Planning Board is to make comments and then schedule a public hearing. Mr. Sadwick asked the Board to read through the Master Plan and provide the comments to him by June 6th. They will also schedule a public hearing after that, perhaps at the Planning Board meeting on June 20th.

MOTION - Mr. Anderson made a motion to approve the timeline for the Master Plan as presented. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Mr. Fratalia asked why we are getting this so late. Mr. Sadwick stated that he would have to ask Ms. Barrett. They have had some staffing issues.

(C) 1438 Main Street, 1438 Main Street, LLC for Nitish Nahata Sign Special Permit Continued

Mr. Johnson stated that the applicant is requesting a continuance.

MOTION - Mr. Anderson made a motion to continue the Sign Special Permit for 1438 Main Street until June 6, 2016 at 7:10 PM. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Old Business

Mr. Sadwick stated that there are two decisions that are ready for signature. The first deals with the four permits off of Andover Street. 1593 Andover Street - Mr. Sadwick presented a redline copy with changes including the addition of the zoning information, the size of the daycare building and some clerical changes. They have also added three provisions for the stamped concrete; two in the access way and one in the day care area.

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Stephen Johnson joined the meeting at 7:16 PM.

Mr. Fratalia asked if the structures would be raised. Mr. Sadwick replied no, and he will change the wording from “structures” to “treatment”. 1583 Andover Street - Mr. Sadwick stated this permit has the same strikeouts as 1593 Andover Street as well as the zoning information and adding a reference to the office. This permit does not have a “treatment” reference. 1605 Andover Street - Mr. Sadwick stated this permit has the same strikeouts as 1593 Andover Street as well as the zoning information and adding a reference for the 920 SF ATM kiosk. This permit also has the stamped concrete treatment. 30 International Place - Mr. Sadwick stated this permit has the same strikeouts as 1593 Andover Street as well as zoning, and adding the access drive. This permit also has the stamped concrete treatment as well as some clerical changes.

Mr. Fowler stated that he just looked at the plans for Andover Street and there is nothing on the plans that references the stamped concrete treatment. Mr. Sadwick stated that he would get in touch with them.

Mr. Sadwick stated that the next decision is Highland Avenue. A condition was added that there would be at least four no parking signs.

Mr. Fratalia asked what the status of the landscaping for National Grid on Rt. 38 is. Mr. Sadwick stated that he will get in touch with them.

Mr. Fratalia asked what the latest news of the Pike House is. Mr. Sadwick stated that he needs to call Mr. Andella. Mr. Anderson stated that he heard that Ira is talking with a salvage operation.

Mr. Anderson asked what the status is of the signs for 1700 Shawsheen Street. Mr. Sadwick stated that they filed a Sign Special Permit. Mr. Anderson asked if they will be paying fees. Mr. Sadwick stated that the signs that will be remaining will be charged a fee for the building permit. Mr. Anderson would like the fees clarified at the meeting.

Mr. Fratalia spoke with the Chairman of the parade committee and he extended the invitation for all Board members to march.

New Business

Mr. Sadwick provided information on Land Use and a court case Reed vs. Town of Gilbert.

Director's Report

There was no Director's Report.

Adjournment

MOTION - Mr. Anderson made a motion to adjourn the meeting at 7:30 PM. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

Approved on: 6/20/16

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*List of documents for 5/23/16 Agenda
Documents can be located at the Community Development Office*

- A. **7:00** Approval of Minutes – April 4, 2016

- B. **7:00** Committee Reports/Administrative Actions
 - 1- Committee Reports
 - 2- Master Plan
Distributed Master Plan

- C. **7:05** 1438 Main Street, 1438 Main Street, LLC for Nitish Nahata
Continued Sign Special Permit
(Applicant requesting to be continued to June 6, 2016.)

Old Business

New Business

Director's Report

- *Kopelman & Paige; Reed v Town of Gilbert, Arizona; US Supreme Court Addresses Limitations on Content Based Municipal Sign Codes*
- *MAPD; May 2016 Annual Conf; Land Use Case Law Update' presented by Barbara Saint Andre, Esq.*