

PLANNING BOARD MINUTES
WORKING SESSION
July 21, 2015

Call The Meeting to Order

Chairman Stephen Johnson called the meeting to order at 7:00 P.M. in the Town Hall Auditorium. Present at the meeting were, Robert Fowler, Nancy Reed, Keith Anderson, and Director of Community Development Steve Sadwick. Vincent Fratalia was not present.

(A) Discussion of Zoning in Ames Pond Area

Dick Cuoco, Marc Ginsburg and Arnie Martel appeared for discussion of zoning in the Ames Pond area. Mr. Cuoco stated that there is a large parcel in the Ames Pond area that is zoned Office/Research (O/R). They are looking at developing this area with an MFD project. They originally looked at a Bella Woods type development but they would like to discuss different options.

Mr. Ginsburg stated that they are looking for ideas. There are many parcels in this area that could benefit from a zoning change to MFD. Mr. Cuoco stated that there are parcels on North Street, Highwood Drive, Radcliff Road and International Place that could be developed as a mixed use/MFD type development.

Mr. Sadwick stated that the parcel on Radcliff Road is coming before the Planning Board for Mass AV.

Mr. Ginsburg stated that a zoning change could cover the whole corridor. Mr. Cuoco stated that there are some small parcels that could be developed using small accessory use such as a bank, small restaurant, coffee shop, etc.

Mr. Cuoco stated that when an article corrected an MFD bylaw, some of the waivers were lost such as setback from the roads. Mr. Sadwick stated that they would look at this because the article only removed some information such as spaces required between the buildings.

Mr. Fowler asked if any of the other property owners have been spoken to. Mr. Ginsburg replied not yet.

Mrs. Reed stated that Section 7170 allows the Planning Board to waive the setbacks. Mr. Sadwick stated that Section 7161 causes the problem. Section 7170 was changed from Reserved in the updated bylaw. He will check on that and see if something may have gotten deleted by mistake.

Mr. Ginsburg stated that we can come in with a concept plan and they are looking to get something submitted for the Special Town Meeting. He would also look at a straight MFD with the 15% affordability. Mr. Cuoco stated that they are also looking at a retail building on the bottom with residential on top for a mixed-use development. Mr. Cuoco stated that they would also like to discuss changing the use table to allow self-storage, restaurant, ATM kiosk, and adult day with a Planning Board Special Permit. The guidelines of the MFD still need to be followed.

Mr. Fowler stated that sounds like a better approach and easier to understand.

Mr. Johnson stated that he is worried that changing the use table would open this up to other issues such as the casino.

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Mr. Anderson stated that if an MFD project were built, then the other uses such as restaurants, bank, etc would come.

Mr. Cuoco stated that the Board should also look at separating wholesale distribution center and mini-storage into two different uses.

Mr. Johnson stated that if the changes are made, then O/R doesn't make sense.

Mr. Sadwick asked if outdoor recreation would be allowed with Planning Board approval. Mr. Cuoco replied yes, but indoor recreation would remain no. Mr. Johnson stated that we want to make sure people feel safe.

Mr. Cuoco stated that we should look at other Towns and what they called this type of zoning district.

Mrs. Reed stated that the O/R bylaw would also have to be redone. We also need to talk about the height of the buildings.

Mr. Anderson stated that we should have outreach. Mr. Sadwick stated that EDC is going to be expanded.

New Business

Mr. Cuoco stated that April's Way was creating with an OSRD. They will be bringing in another OSRD of seven lots that will be located between April's Way and Maureen Drive. Mr. Johnson stated that the applicant should bring this subdivision in with a concept plan.

Mr. Sadwick stated that Spaulding Court was built 15-20 years ago. There were three lots. Two of the lots were released from the conveyance but one wasn't and should have been.

MOTION - Mr. Fowler made a motion to release the covenant on Lot 1A of Spaulding Court. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Mr. Sadwick stated that he spoke with the Town Manager about hiring a consultant to look at the Zoning Bylaw. They spoke about establishing a committee to look at the bylaw and make it easier to read and clean up any inconsistencies.

Adjournment

MOTION - Mr. Anderson made a motion to adjourn the meeting at 8:15 PM. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

Approved on: 1/25/16

List of documents for 7/21/15 Agenda

Documents can be located at the Community Development Office

- A. 7:00** Discussion of Zoning in Ames Pond Area
- Copy of Tax Map 66