

## Planning Board

Board Room, Municipal Building, 7:30pm

February 10, 2009

Members: Michael Mayor, Bill Dietrich, Judith Esmay, Jim Hornig, Nancy Collier

Alternates: Joan Garipay, Mike Hingston

Selectman Alternate: Bill Baschnagel

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Public hearing on proposed zoning amendments. Copies of the amendments are available at the Planning and Zoning Office at Town Hall.

A. Hotel as Permitted Use: Some discussion took place concerning spot zoning. The Board felt it was important to retain the safeguards to the public that a Special Exception review would provide. HORNIG moved, with ESMAY seconding, to remove this proposal from the amendment list and not consider this for Town Meeting. The vote was unanimous in favor of the motion with the following members voting: Baschnagel, Mayor, Dietrich, Esmay, Hornig, Collier and Garipay.

B. Transformers: Staff asked for more clarification than this amendment offers. It was suggested to add the word "electrical" to transformers. There was also a remark made stating that site plan reviews need more specificity as to locations of transformers. Mr. Ari Pollack, attorney for National Grid, made it clear that National Grid's only concern is getting electricity to the site. They are not concerned with aesthetics. After Vicki Smith stated that she would like for National Grid to take more responsibility in providing the town more information concerning locations of transformers in site plan reviews. Mr. Pollack said he saw no reason that could not happen. ESMAY made a motion, with MAYOR seconding, to move this amendment forward to the Town Meeting, with the word electrical added with transformers. The vote was unanimous in favor of the motion with the following members voting: Baschnagel, Mayor, Dietrich, Esmay, Hornig, Collier and Hingston.

C. Scoreboards: After some clarification of the word "banner", there was no further discussion. HORNIG made a motion with DIETRICH seconding, to move this amendment forward to the Town Meeting. The vote was unanimous in favor of the motion with the following members voting: Baschnagel, Mayor, Dietrich, Esmay, Hornig, Collier and Garipay.

D. Tandem Parking: After much discussion surrounding the language in this amendment it was decided to amend the language to read as follows: "Within a Planned

of the stipulations of Article IV and section 902, the  
any arrangement and dimensions of parking spaces  
required for each dwelling unit in development, as it deems appropriate for the safety  
and design of the development.”

ESMAY made a motion, with MAYOR seconding, to move the amendment forward, with  
the language changes, to the Town Meeting. The vote was unanimous in favor of the  
motion with the following members voting: Baschnagel, Mayor, Dietrich, Esmay, Hornig,  
Collier and Hingston.

2. Community Service Boundary: Jonathan presented a map showing proposed community  
service areas. Several suggestions were made for clarification and for future understanding. The  
Board wanted, from the staff, a clearer statement as to the rationale for the proposed  
boundaries and how they relate to the extents of the various types of public infrastructure.

### 3. Approval of Minutes:

January 8, 2008 HINGSTON made a motion to accept the minutes with MAYOR  
seconding. The vote was unanimous, with Baschnagel abstaining, in favor of the motion.  
Voting members were: Mayor, Esmay, Hornig, Collier, Hingston, Dietrich and Garipay.

January 15, 2008 MAYOR made a motion to accept the minutes, with changes, with  
HORNIG seconding. The vote was unanimous in favor of the motion with the following  
members voting: Baschnagel, Mayor, Esmay, Hornig, Collier, Hingston, Dietrich and Garipay.

January 22, 2008 MAYOR made a motion to accept the minutes, with changes, with  
HORNIG seconding. The vote was unanimous in favor of the motion with the following  
members voting: Baschnagel, Mayor, Esmay, Hornig, Collier, Hingston, Dietrich and Garipay.

January 6, 2009 MAYOR made a motion to accept the minutes, with changes, with  
HINGSTON seconding. The vote was unanimous, with Dietrich abstaining, in favor of the  
motion with the following members voting: Baschnagel, Mayor, Esmay, Hornig, Collier,  
Hingston and Garipay.

January 13, 2009 MAYOR made a motion to accept the minutes, with changes, with  
DIETRICH seconding. The vote was unanimous, with Baschnagel abstaining, in favor of the  
motion with the following members voting: Dietrich, Mayor, Esmay, Hornig, Collier, Hingston  
and Garipay.

January 20, 2009 MAYOR made a motion to accept the minutes, with changes, with  
DIETRICH seconding. The vote was unanimous in favor of the motion with the following  
members voting: Baschnagel, Mayor, Esmay, Hornig, Collier, Hingston, Dietrich and Garipay.

4. Other business- none

5. The meeting adjourned at 9:45pm.

Respectfully submitted,

Denise D. Shibles, Recording Secretary