

PLANNING BOARD, JUNE 8, 2010

CALL TO ORDER: Chairman Venner called the meeting to order at 7:40 PM

ATTENDANCE: All Board Members in attendance.

APPROVAL OF MINUTES: Motion: To approve the minutes of May 26, 2010 with the following amendments: under **Site Plan Review** paragraph two substitute “ area and width” for “frontage and set backs”; correct the spelling of the engineering firm to read “Christiansen & Sergi” and under **Old Business Section A** add in 1st sentence the date of “May 14, 2010.” **Vote 4 Yes 0 No. 1 Abstain Motion approved.**

OLD BUSINESS:

A. Cyprus Design/118 East Main St/ Continued Discussion. Applicant Bobby Katsikis, Attorney Michael Newhouse and Kevin Fleming, Cyprus Design presented a revised pre -conceptual plan, following board suggestions communicated by Vice Chairman Barnes. (See minutes 5/26/2010). The new plan addressed the prior concern of board for visitor parking and shows a total of 15 units, but now has a two way entrance road ending in a turning circle at the far end of the development. This new plan meets the 50% open space requirement and lessens the amount of pavement. The project is pulled forward and all units face the street with each unit having a rear patio facing open space areas. Chairman Venner suggested that the straight two way roadway be re-designed to curve, and meander through the development. Vice Chairman Barnes, who walked the site this week is concerned with the cutting of the mature trees on the parcel and wants them to be identified and as many saved as possible. Member Atwood suggested that the fronts of the building be staggered, to eliminate the appearance of a large block, if it was not possible to vary the number of units in each cluster. They will return on June 22nd for one more preliminary discussion before formally filing a plan.

B. Article 23 Update: Chairman Venner submitted all the materials relating to 17 Broad Street to Town Counsel for his opinion regarding the application for a Site Plan Review. (See minutes of 5/26/ 2010) Town Counsel Amirian agreed with both the interruption of Attorney Parry and Commissioner Nadeau as to how Article 23.1.3 relates to the parcel in question. She also talked with Judi Barrett regarding the intent of the by-law article. She found that a similar provision exists in state law Chapter 40 section 6, the difference being that the state statute restricts the provision to 1 and 2 family residential structures, and the residential restriction was mistakenly omitted when the article was written. Member Thomas contends that Article 23.1.1 would not allow for the permit as because at the time of purchase it did not qualify for a building permit and still doesn't, which would mean a variance was needed and granted but then lapsed voiding the entire parcel from a permit and if it didn't conform to 23.1.1 then 23.1.3 would not apply. Chairman Venner will speak with Town Counsel again to see if this section of Article 23 could impact the parcel.

CORRESPONDENCE:

A. Warrants:

1. **Motion:** To approve a payroll warrant in the amount of \$200.25 for clerk Patricia True. **Vote 5 Yes /0 No. Motion approved**

2. **Motion:** To approve, at the request of Woody Cammett, to apply the remaining escrow balance of \$995.00 on invoice #4893 toward the outstanding balance of \$1,245.47 from the escrow account of John Cormier's Bear Hill Rd (AKA Madison Way); leaving an outstanding balance of \$250.47 on invoice # 4893. **Vote 5 Yes / 0 No. Motion approved.**

B. Communications, Notices & Announcements

1. **Cammett Authorization Motion:** To authorize Cammett Engineering to begin the initial review of the Site Plan Review application for 17 Broad Street at a cost of \$3,250.00 with an additional fee billed at their hourly rate for any staff to attend the Planning Board meeting if requested. **Vote: 5 yes/ 0 No. Motion approved.**

Motion: In the interest of time, to allow the Planning Board Chairman to approve such requests for initial review approval from Cammett Engineering provided adequate funds are available in the corresponding escrow accounts. **Vote: 5 Yes / 0 No. Motion approved.**

ADJOURNMENT 9:10 pm