

DRAFT MINUTES
PLANNING BOARD MEETING
OCTOBER 15, 2014

PRESENT: Ed Dekker, Chairman, Paul Termin, Ned Nichols, Bert Hamill, Tim Jones, Liz Freeman, Woody Meiszner, Joanne Meshna

PUBLIC: Patricia Lage, Bobbie Fionda, Joe Fionda, Greg Hanselman, Sandy Lehtonen, Rebecca Lehtonen

The meeting was called to order at 7:00 p.m. at the Town Office.

Gary Litchfield and Thomas Murray, Builders Land Co., Inc.: In e-mail received this evening from Mr. Litchfield, he explains he is not able to attend the meeting and asked to be rescheduled.

Minutes: The minutes of the July 16, 2014 were reviewed and amended to correct the spelling of Meiszner. Bert made a motion to approve the minutes as amended. Tim seconded the motion and it passed unanimously. Bert made a motion to approve the minutes of the August 6, 2014 meeting. Tim seconded the motion and it passed unanimously. Liz made a motion to approve the minutes of the August 20, 2014 meeting. Bert seconded the motion and it passed unanimously. Bert made a motion to approve the minutes of the non public session of September 3, 2014. Liz seconded the motion and it passed unanimously. Bert made a motion to approve the minutes of the September 3, 2014 public meeting. Liz seconded the motion and it passed unanimously. Bert made a motion to approve the minutes of the September 27, 2014 meeting. Paul seconded the motion and it passed with one abstention. Bert made a motion to approve the minutes of the October 1, 2014 meeting. Paul seconded the motion and it passed unanimously.

Paul made a motion to review the minutes at the beginning of each meeting. The Board discussed the pros and cons and agreed to have that objective.

Limited commercial district: Ned explained how the proposed amendment had come about. The district would allow businesses without requiring a special exception. Changes were made to the dimensional controls. Ed explained that he had proposed a change to the square footage of buildings in Village District II from 1,500 square feet to 10,000 square feet by special exception.

The public was asked about their opinion of the proposed district. The consensus was it was not the right place for a commercial district. Proposed values will be devalued. This is a historic district. The Town could not support a drugstore and a hardware store and they closed. The proposed place for a commercial district is near the Newest Mall; the worse place is where it is being proposed. The abutters would realize more noise and more traffic. There is a considerable amount of wetlands in the area which could be impacted.

The need to revitalize the Town, to provide for senior housing and rental properties was discussed.

Ned questioned the Board if they wanted to continue with the proposed amendment. It was the consensus of the Board not to continue but to look at other areas for a commercial district.

Liz suggested an amendment to allow accessory dwelling units in barns and garages. No decision was made.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager