

## **PLANNING BOARD MEETING MINUTES**

### **July 12, 2012**

**PRESENT:** Christopher Farrell, Daniel Doucette, Doug Shearer, John Howarth, Dudley Jensen, Louis Gallo, Jon Nelson, Donald DuBerger, Louis Gallo

**ABSENT:** Gerry Carney

**STAFF:** Dody Adkins-Perry - Engineering Tech.

**ALSO PRESENT:** Jim Mulvey, Ford O'Connor, Mike Borselli, Diana Barth, David Ariagno, Gail Larsen, David Watring, Tudor Ingersoll and other members of the public

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Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00 P.M.

Mr. Howarth made a MOTION to approve the minutes of 6/28/12. The MOTION was seconded by Mr. Doucette with all in favor.

**Public Hearing for Extension of Special Permit #12-2010:** 8 & 10 Tanager Lane.

Tudor Ingersoll, Samuel Lorusso. For a 2-year extension to keep up the MET tower.

Mr. Gallo made a MOTION to extend for another two years. The MOTION was seconded by Mr. Howarth.

Roll call vote as follows:

Mr. Nelson – yes	Mr. Shearer – yes	Mr. Doucette – yes
Mr. DuBerger – yes	Mr. Jensen – yes	Mr. Howarth – yes
Mr. Gallo - yes		

**Public Hearing for Special Permit #07-2012:** 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

Ford O'Connor represented the applicant. We just want to present the plan to the Board tonight, get your feedback then continue to a future date. We do need an extra 6 parking spaces. The impervious coverage needs to be worked out as well. The land around this project is open space in perpetuity. We are still waiting for final architectural plans and review from the Water Dept. These apartments will be about \$1200 a month. The use is extended into the residential zone by 30' and that's why we are doing a carriage house look.

J. Nelson reviewed the project and stated there are a number of outstanding issues:

- Lacks required rear and side setbacks to proposed 8 x 10 sheds.
- Very high percentage of impervious surface proposed in Water Resource Dist.
- Lacks 6 required parking spaces. Written waiver request is required, or site must be redesigned.
- . Lacks street planting area
- . Lacks sideline planting area on north.
- Lacks a tree required as part of south sideline planting area.
- . Proposed landscaping plants are smaller than required.
- . Lacks district boundary planting area.

**1379 Rt. 28A. Cont'd:**

- Proposed new "landscape island" does not meet requirements for parking area plantings.
- curb radius (30') is less than required 50'.

Dody stated if the commercial aspect is all office then egress standards won't be triggered. With retail it might.

Chairman Farrell stated it looks like 10lbs of stuff in a 5lb bag. It's very tight.

Using the land to the north as an offset probably won't fly.

Dody doesn't think it's even legal.

Ford: will look at that. We can do 95% of the issues. The parking and impervious coverage are the major challenges.

Chairman Farrell said to try and tweak as best you can and try lining up the driveways.

Mr. DuBerger asked why they were trying to put so much there. When you put real cars in the spaces, and there will be more than one car per apartment with visitors, maybe a couple, then it's not enough.

Warren Dalton, developer, stated building B will be my office. There are other similar commercial projects in the area and they make it work.

Mr. DuBerger stated we can't look at it as feasible or not money wise for you. We take each one and determine if it will work in the Town. We are dealing with similar developments done over the years that are having issues.

Mr. Howarth made a MOTION to continue to 8/23/12 due to lack of members on 8/9/12. The MOTION was seconded by Mr. Shearer with all in favor.

**Design Review Committee Appointments**

Chairman Farrell stated we are going to continue this to a date uncertain as the Attorney General hasn't given a decision on the Town Meeting article. This will be re-advertised and we will keep the applications we already have on file.

**Election of Officers**

Mr. Howarth made a MOTION to keep the current slate of officers. The MOTION was seconded by Mr. Gallo with all in favor.

Chairman – Christopher Farrell

Vice-Chairman – Daniel Doucette

Clerk – Douglas Shearer

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:40 PM.

Respectfully submitted,  
Ann T. Gratis