



**PLANNING & ZONING BOARD  
MEETING MINUTES  
MARCH 7, 2011**

This meeting took place at Oliver Ames High School, Simmons Lecture Hall.

Present: Christine Santoro, Chair; Walter Johnson, Clerk; Peter Deschenes; Gregory Strange;  
Dan Smith; Wayne Benson, Jr.; Brad Washburn, Planning Director

Christine Santoro called the meeting to order at 6:30 p.m.

**CONTINUED PUBLIC HEARING**

**409 / 433 Depot Street "Beech Tree Estates"**

**Definitive Subdivision / Open Space Residential Development (#10-24)**

Applicant: Dino Susi; Attorney: Richard Staiti; Engineer: David Crispin, BSC Group

The Planning Department office received a request for continuance from Attorney Richard Staiti. Christine Santoro read Mr. Staiti's letter into the record requesting continuance to May 2, 2011 (see file for letter dated March 3, 2011.) Brad Washburn met with the applicant and his attorney and discussed decreasing the density of the project, reducing the environmental impact, and compliance with the affordable housing requirement. Walter Johnson motioned to continue to May 2, 2011. Greg Strange seconded. Motion passes 5-0-0.

**OTHER BUSINESS**

Proposed Zoning Map Change: 250 Main Street, Michael O'Shaughnessy

Present: Attorney Michael O'Shaughnessy

On behalf of David Ames, Trustee, Mr. O'Shaughnessy presented a request to change the zoning of the 4-acre property located at 250 Main Street from residential to mixed-use business. Mr. Ames wishes to rebuild the old hay barn on the property (which was destroyed by fire) with an office space on the first floor and 2-4 apartments on the second floor. Mr. Ames proposes to maintain the character of the former barn and property. The footprint of the barn is approximately 3,000-4,000 square feet. David Ames spoke with Town Administrator David Colton who supports the project. Neither Mr. Ames nor Mr. O'Shaughnessy has spoken yet with the Historical Commission. The board asked why Mr. Ames wishes to re-zone all of the property if only the barn will be used commercially; perhaps a conservation restriction could be placed on the remaining property or preservation restriction on the property which would restrict changes in appearance. It was suggested to include the property in the local historic district.

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Brad Washburn expressed concern about what would happen with turnover of the property and suggested a limited depth to the business zone. The board raised concern about spot zoning as the property across the street is carved out business zone in similar fashion. Mr. O'Shaughnessy expressed his client's wishes to balance historic concerns. The board scheduled a site walk for Monday, March 14, 2011 at 4:00pm.

Note: Christine Santoro left the Planning Board meeting to attend the Board of Selectmen's meeting. Walter Johnson will chair in her absence. Wayne Benson is now a voting member.

Incomplete Street Updates / Outstanding Sureties

Possum Run Road; Wagonwheel Drive; Paddock Road; Sherwood Drive

The Town is holding sureties on many streets that have not yet been completed. The Town Collector wishes to clear out the oldest of these outstanding accounts. Included in the board packets were copies of letters the Planning Department sent certified mail to four developers regarding outstanding sureties on roads not completed. The Possum Run Road letter was returned as undeliverable; the developer of Sherwood Drive has since died and the Department heard from his wife. The remaining two developers were expected to attend tonight's meeting to provide an update on completing their streets but they did not show. Ideally the Department would like to have the streets completed and release the sureties. The onus has always been on the developer to finish the road, with the incentive being the surety held until the street is completed. It was suggested to hold more money in surety to ensure roads are completed by the developers. The Planning Department will follow-up with the developers who did not attend tonight's meeting and review current strategy for tracking these unfinished streets.

Annual Town Meeting Warrant Articles

Vote on submitting 2011 Annual Town Meeting Articles should not have been on tonight's agenda. They will be moved to the March 21, 2011 Planning Board agenda.

**BOARD BUSINESS**

Meeting Minutes

February 15, 2011 minutes will be voted on at the next Planning Board meeting.

**ZONING BOARD OF APPEALS REQUESTS FOR COMMENT**

687 Washington Street, #11-07

The board expressed concern about the height of the replacement building, an issue which will be addressed in a proposed zoning bylaw change. The board asked how the applicant is going to increase the footprint and discussed the challenges around commenting on an application for which they do not have the plans. Greg Strange recommends no opinion as without the plans the board does not have enough information to make a recommendation. Dan Smith seconded. Motion passes 5-0-0.

10 Raven Drive, #11-06

Peter Deschenes motioned for no recommendation because the board plans to address in-law dwellings through a proposed bylaw change. Wayne Benson seconded. Motion passes 5-0-0.

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539 Bay Road, #11-05

The applicant is seeking a variance to open a small retail shop in their historic barn to sell antiques. Greg Strange motioned to recommend. Peter Deschenes seconded. Motion passes 5-0-0.

20 Eastman Street, #11-04

Wayne Benson recused himself from the discussion and vote. The applicant is seeking a variance to add one free-standing sign. Staff recommends denial because the bank currently has two existing signs, one on Route 106 and one on Route 123. Greg Strange motioned to not recommend. Peter Deschenes seconded. Motion passes 4-0-0.

**ADJOURN REGULAR PLANNING BOARD MEETING**

Walter Johnson motioned to adjourn the meeting at 7:45pm. Greg Strange seconded. Motion passes 5-0-0.

Meeting minutes respectfully submitted by Randi L. Graham, Recording Secretary.