

PLANNING COMMISSION MINUTES

June 16 2004

7:30 PM

Melrose Avenue School

The meeting was called to order at 7:34 p.m. and the following members were present:

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| Gary Girard | Victor Calabretta |
| Betty Hubbard | William Kelly |
| Barry Holland | Jean Brown |

Not present – Andrew Kallfelz

Also present:

Lisa Bryer, AICP – Town Planner

Cynthia Reppe – Recording Clerk

A. Lauriston Parks – Town Solicitor

Richard Pastore – Town Engineering Consultant

I. Approval of Minutes from June 2, 2004 – to be continued

II. Correspondence

1. CRMC – Revised Public Notice. Application of Clifford L. White and Mary K. Farrell, 44 North Street, Grafton, MA 01519. Application for an Assent to construct a residential boating facility to consist of a 4' x 120' fixed timber pier, a 3' x 18' ramp, a 150 square foot float and two (2) tie off piles. The terminus of the dock will extend to 95 feet beyond MLW. Received

III. Citizen's Non Agenda Item – NOTHING AT THIS TIME

IV. Reports

1. Town Planner's Report

Commissioner Girard spoke about the 17 new moorings and the effect on the landside facilities, this is of concern to the Planning Commission. Commissioner Girard also informed the Planning Commission that the Comprehensive Community Plan was formally approved and a presentation was made at the last Town Council meeting. Town Planner Lisa Bryer stated that at the next Affordable Housing Committee meeting on June 24th the consultant will be presenting a plan for the public to see and comment on.

2. Town Committees

Commissioner Hubbard talked about the Fort Getty Master Plan Committees last meeting. The majority of the people were heard, commenting don't do anything to Fort Getty except

minor improvements. Commissioner Brown asked what the ratio of campers to residents was because she noticed that it was not a fair representation of residents at these meetings which relate to the comments being made. Some residents feel that we should charge more for camping here. The general consensus is that it should be left Open Space and not developed and to not do a lot of clearing. The seasonal campers did their own survey on what they spend in the town during the summer months. A representative from the Audobon Society spoke about the natural features on the property. It was suggested that a resident survey be done regarding what to do with the campground. The Committee is looking into this.

3. Sub Committees

V. Old Business

1. Proposed Zoning Ordinance Amendments related to article 314 - protection of critical lands containing freshwater wetlands, high ground water table and/or shallow impervious layer.

Commissioner Girard asked Lisa to make comments on the proposed changes that are in red brought about after meeting with the Building Official, Dick Pastore, Gary Girard and the Town Solicitor Larry Parks. Town Engineering consultant Dick Pastore explained the difference between minor and major repair (functionality). Commissioner Brown stated that if it cannot be made functional then there has to be something on record to be major repair or upgrade of the system with a new design. The issue was discussed of what information should be submitted in order to make a determination of whether a parcel is in the overlay district. Solicitor Parks said to leave it this way to give the building inspector latitude and he can then make decision. An applicant can submit soil evaluation sheets and Fred will make a determination. The major change to the ordinance would make the Planning Commission the permitting authority. This would streamline the permitting process for applicants requiring them to only appear in front of one board. Commissioner Hubbard asked how the Town Planner Lisa Bryer does her job with regards to sub district b administrative approvals (what information is required to be submitted). Commissioner Hubbard wants a land development plan with all the information required for A applications including the 500 foot radius map, for every application and the ordinance says it is not necessary for sub-district B administrative approvals. A discussion ensued regarding whether applications should have DEM approval prior to Town application. The Planner reported that all applicants so far have come in to us after DEM approval.

Commissioner Hubbard made a motion to forward this to the Town Council and this was seconded by Commissioner Calabretta. So unanimously voted.

VI. New Business – nothing at this time

A motion to adjourn was made by Commissioner Calabretta and seconded by Commissioner Holland at 8:55 p.m. So unanimously voted.

Attest:

Cynthia Reppe

This meeting was recorded on 1 micro-cassette