

PLANNING BOARD, JANUARY 17, 2017

MINUTES

CALL TO ORDER: Chairperson Sandra Venner called the meeting to order at 7:35 PM.

ATTENDANCE: The Chair, Vice Chair Ronald Barnes and Member John Thomas and Alternate for Special Permits Keith Pollman in attendance. Members Dennis Brodie and Karol Flannery absent.

APPROVAL OF MINUTES:

1. **Motion:** To waive the reading of the minutes of January 3, 2017 and approve as presented.

Vote: 3 Yes / 0 No Motion approved.

OLD BUSINESS

1. **1. 128 WEST MAIN ST/ REQUEST FOR EXTENSION.** The board has received a request for an extension of determination and continuance of the Public Hearing for the Modification to a Special Permit. **Motion:** To approve the request for an extension of determination and continuance of the Public hearing for the Modification of an existing Special Permit and Site Plan Review for property located at 128 West Main Street, DBA Dolyphn Motors to February 28th 2017 at 7:30 PM; allowing more time for plan revision. **Vote: 4 Yes / 0 No Motion approved.***
2. **118 EAST MAIN STREET/REQUEST FOR EXTENSION:** The board has received from the applicant, a request for extension of determination and continuance of the Public hearing for a Special Permit to allow for more time to prepare plan revisions and ZBA approval for a variance. **Motion:** To approve the request for an extension of determination and continuance of the Public Hearing for the Commercial/ Residential mixed use proposal for Lily Plaza to be located at 118 East Main Street to February 28th at 8:00 PM. **Vote: 4 Yes / 0 No Motion approved.***
3. **SPECIAL PERMIT/ R LOCUST GROVE RD (AKA HIGH ST & SCHOOL STREET)** The board set the date for the Reduced Frontage Lot and Common Drive to begin on February 7th contingent upon the receipt of a \$10,000 (ten thousand) escrow deposit by Thursday, January 19th to allow for the legal ad publication for January 23rd and 30th. In order to meet time restrictions, on the ANR, Attorney Parry will file a new extension to allow for the endorsement 21 days after the filing of the Special Permit Decision with the Town Clerk. **Motion** To extend the time of endorsement for the ANR for R Locust Grove Rd. (AKA School St., or High St.) to no later than 21 days after the filing of the decision of the associated Special Permit for the same parcel with the Town Clerk, and to set the date for the opening of the Public Hearing to February 7th at 8:00 PM. **Vote 4 Yes / 0 No Motion approved.***
4. **PROJECT UPDATES:** No action necessary at this time.

NEW BUSINESS

1. **ANR/ 39,41 & 43 GROVE STREET:** Owner Applicant George Lay presented the ANR Plan in order to reconfigure the boundary lines for three (3) lots on Grove Street. The parcel currently contains one vacant lot, one containing a 3-unit residential dwelling and one housing the former Anglo Saxon Publishing Company. The newly designed lots meet all the necessary criteria for a Form A. **Motion:** To endorse the ANR for the above parcels on Grove Street as shown. **Vote 3 Yes / 0 No Motion approved.**

2. **Pictometry:** The Board of Assessors have again engaged, through MVPC, access to the Pictometry program. This new version is web based and easier to use than the prior PC accessed system. The Chair and Clerk attended a presentation of the new program and it would appear to be of some use to the board. The Assessors will be footing the bill for the system for the town, but would like voluntary contributions from other departments using the system. Engineer Bernardo felt that the system would be of value to her and so the board has decided that our use would be about 10% of the cost and so the following motion was made. **Motion:** To request an increase in the board's budget item for FY 18 of \$140 for pictometry when presenting the budget to the Finance Committee. **Vote 3 Yes / 0 No Motion Approved.**
3. **Board Signatures:** The Secretary of the Commonwealth has requested a list of board members, their terms and samples of their signatures for use by the Registry of Deeds to verify materials submitted to the registry for filing. All members currently on the board attending the meeting signed next to their names, absent members will be contacted to do the same. The Registry wants to be assured only current members are signing and that the signatures are on file.

CORRESPONDENCE:

1. WARRANTS:

- a. **Motion:** To approve a biweekly payroll warrant in the amount of \$244.66 for Clerk Pat True. **Vote 3 Yes / 0 No Motion approved.**
- b. **Motion:** To approve Horsley Witten invoice # 39926 in the amount of \$387.96 for inspections & reports for the Abby Rd., project 22 Bear Hill Rd. **Vote 3 Yes / 0 No Motion approved.**
- c. **Motion:** To approve Horsley Witten Invoice #39924 in the amount of \$347.96 and invoice #39964 in the amount of \$202.50 for a warrant total of \$550.46 for inspection & reports at the Poplar Hill Circle Project Middle Road. **Vote 3 Yes / 0 No Motion approved.**

2, APPEALS BOARD: No petitions or decisions pending.

2. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS

- a. **Next Meeting:** The board will meet on February 7th and February 28th at 7:00 PM.

ADJOURNMENT: 8:51 PM

- **Fourth vote regarding Special Permit Hearings was cast by Keith Pollman as Alternate for that purpose for absent Member Dennis Brodie.**