

Meeting of the Planning Board  
March 3, 2020 – Town Hall

Present: Members Coons, Delisio, Fish, Foley, Mastrogiacomo, Olney

Absent: Russell

Other Staff, Board, Committee members Present: S. Mellish (ZBA), P. Orlando (Building Inspector/Zoning Enforcement Officer), S. Brown (Town Planner), Mark Bobrowski (Consultant)

Mastrogiacomo called the meeting to order at 5:30 p.m. welcomed guests and noted Mr. Bobrowski would lead the review.

Mr. Bobrowski noted that the goal of the meeting is to complete the review of the draft bylaw with the next meeting to be dedicated to the Use Table and Inclusionary Zoning Bylaw.

The discussion began with Section 6.3 Landscaping and Screening. This is a proposed new section intended to provide more guidance on criteria for Site Plan Review and Special Permit Applications. Suggested changes to this section include:

6.3.3 – change to indicate the buffer would be along Route 128 to assure a wooded vista along this route.

6.3.8 – add “compactors, dumpsters, generators or transformers and switch gear and power generators” to list of unsightly uses to be screened

Section 6.4 Performance Standards for Larger Projects is a proposed new section to also provide more guidance on criteria for Site Plan Review and Special Permit Applications. Suggested changes to this section include:

6.4.3 B Noise – remove reference to General Construction Noise Bylaw – use State language

6.4.3 C Site Development Standards –

- Move Section 6.3 elements into this Section.
- Re-order elements so like items are together (ie: all vegetation standards together), and Phasing is the last

6.4.3 D Curb Cuts – add more specific standards

The Board discussed the fact that the standards are not prescriptive and may be interpreted by board members and applicants differently. Mr. Bobrowski advised that in most cases, the Board should rely on peer review professionals (landscape architects, transportation, light and stormwater engineers, and planners who perform community impact assessments), to advise the Board on how a proposed project can best meet the standards. Peer Review professionals are hired to review projects that are large, complex or that are expected to cause significant or unknown impacts to the town or town services.

6.5 Additional Performance Standards in the Limited Commercial District – The Board agreed this would be removed and language of subsection 6.4.2 3) regarding Drainage would be added to the Stormwater Management Bylaw for the Limited Commercial District

6.6 Topographical Changes and Land Clearing Special Permit in the Residential Districts – Board Members will review and advise on at next meeting. Paul noted that the Earth Removal Bylaw may offer sufficient protection against undue topographical changes and land clearing.

Due to time limitations, the Board moved ahead in its review to:

8.2 Planned Residential Development – the Board briefly discussed whether this Bylaw was still useful or if its purpose could be fulfilled by the proposed new bylaw 8.3 Flexible Development.

Review of the Draft Bylaw along with the Use Table and Inclusionary Zoning will continue at the next meeting scheduled for March 24<sup>th</sup>.

The meeting was adjourned at 7:30 PM.

Meeting minutes prepared by Sue Brown

Approved by Planning Board 5/11/2020