



JOINT MEETING WITH ZONING BOARD OF APPEALS, BOARD OF HEALTH and PLANNING BOARD

Meeting Minutes

7:00 PM

April 11, 2022, Approved as Submitted, April 25, 2022

Held Remotely Via Zoom

Planning Board Members Participating: Carol Lisbon, Jody Shue, George Sidgwick, Scott Freedman, and Bill Motley

Planning Board Associate Member Participating: Valerie Lin

Zoning Board of Appeals Members Participating: Chair Alan Fryer, Laverne Lovell, Mike Donovan, and Erika Alders

Board of Health Members Participating: Chair Gerry Clarke, Kay Petersen, and Steve Kruskall

Others Participating: Land Use Director Courtney Starling; Planning Assistant Sue Hall; Karl Alexander, Civic Space Collaborative; Michelle Moon, Civic Space Collaborative; James Olmsted, 18 Yarmouth Street, Boston, MA.; Board of Selectmen Chair John Jeffries, 9 Meeting House Hill Road; Tracy Mannion, 90 Claybrook Road; Justine Kent-Uritam, 23 Haven Street; Bethany Berk, 133 Claybrook Road; Rick Nagy, 25 Grand Hill Drive; Nina Green, 20 Whiting Road; Astrid Noltemy, 6 Valley Road; and John Stellberger, 36 Main Street

Opening: Chair Carol Lisbon called the meeting to order at 7:03 PM. She read the guidance issued by Governor Baker regarding the Open Meeting Law and remote participation.

I. Regular Business:

a. Approval of Minutes for March 28, 2022

The approval of minutes for March 28 was postponed to April 25.

II. New/Special Business:

a. Ms. Lisbon announced that the Planning Board agenda has been changed in order to allow the Zoning Board of Appeals and the Board of Health to participate in a joint meeting to discuss the Accessory Dwelling Unit Warrant Article. The joint portion of the meeting will be a 15 minute hard stop time. Ms. Lisbon turned that portion of the meeting over to Mr. Fryer, who conducted a roll call of his membership. The following are some substantive and procedural concerns Mr. Fryer has as Chair of the Zoning Board of Appeals:

- Major Impact on Abutters
- Appearance of Neighborhoods
- Density of the Population
- Major Water and Septic Issues
- Concerned why the Planning Board did not reach out to ZBA regarding the Change of the Scope of Responsibilities of the ZBA

Ms. Lisbon Responded:

- There has been a draft since 2020 of the bylaw
- It was slated to be on the Warrant for the 2021 Town Meeting but was withdrawn because of unforeseen reasons relating to Covid so the Town elected to only vote on the articles that were pertinent to the Town's Functioning Ability.
- Notice of the Warrant Article Process was sent to all Board Chairs
- Draft of the Planning Bylaws have been on the Website since January 2022
- When it was apparent that the Land Use Director had not reached out to the ZBA I immediately contacted Mr. Fryer

Ms. Starling Responded:

- Explained the 900 sq. ft. was a result of the update of MGL Ch.40A, Economic Bill Stimulus
- 900 sq. ft. is not a large area comparative to the other accessory structures that have been approved over the last year through the Site Plan Review process by the Planning Board

Mr. Fryer was asked prior to the meeting to generate a list of concerns, but did not submit one. Since there was only a 15 minute time slot for the Joint Meeting, Ms. Lisbon encouraged Mr. Fryer to contact Ms. Starling for further discussion.

Mr. Clarke made a motion to open and adjourn the BOH meeting at 7:29 PM; The motion passed by a voice vote of 3-0.

b. 8 Stagecoach Lane, Site Plan Review

The owners, Jennifer and Matthew Stone, are proposing to construct a 25' x 48' in-ground pool and spa in their rear yard. The applicants are in the process of constructing a rear addition, a terrace, and a patio around the pool. The pool will be surrounded by a safety fence. The applicants are also proposing to construct an enclosure for the pool equipment 15' from the property line in the side yard. Mr. Olmsted stated that the reason for the location of the pool was due to two large pine trees that the applicant wanted to save and there is an existing propane tank that they wanted to work around.

Materials submitted:

- Site plan by GLM Engineering, stamped and signed by Joyce Hastings, and last dated 8/12/21;
- Pool plan by Olmsted Designs, stamped and signed by James Olmsted, and last dated Feb 2022

Ms. Lisbon made a motion to approve the site plan as submitted, by GLM Engineering, stamped and signed by Joyce Hastings, and last dated 8/12/21; and pool plan by Olmsted Designs, stamped and signed by James Olmsted, and last dated Feb 2022, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a site plan indicating the location of the new pool stamped and signed by a registered land surveyor or engineer, subject to the review and approval of the Land Use Director.**
- 2. Prior to the issuance of a building permit, minor modifications to the site plan may be approved administratively by the Land Use Director.**
- 3. No exterior lighting serving the pool shall cast onto neighboring properties.**
- 4. The pool and spa shall be filled via water truck.**

The motion was seconded by Ms. Shue and passed by a voice vote of 5-0.

c. Village Center Visioning

Mr. Alexander gave a brief slide presentation on the results of the Village Center Visioning Process survey that was conducted during September 2021 – February 2022. The survey indicated preference for two-story buildings with brick facades, outdoor seating, and close proximity to the public right-of-way. Preferred uses of the ground floor include small retail shops, and a café/ restaurant/wine bar. Second floor preferences included office and professional services space. There was a lot of support to move forward with the rail trail. To increase use of the village center. Ms. Starling stated the next step would be to look into possibly creating a comprehensive overlay district and to modernize the zoning bylaws. Mr. Jeffries stated the Board of Selectmen looks forward to working with the Planning Board on the Village Center Visioning.

III. Updates from Land Use Director

- Acknowledged the death of coworker Scott Wainwright
- Currently working on writing a Trail Grant request
- Researching a Wireless Grant

Adjournment:

At 8:37 PM Ms. Lisbon made a motion to adjourn; the motion was seconded by Mr. Motley. The motion passed by a voice vote of 5-0.