

PRESENT: William J. Keller, Jr. (Chairman), Marianne D'Angelo, Lisa Eggleston, Carmine Gentile, Christopher Morely, William J. Cossart (Associate Member), Jody Kablack (Town Planner)

The meeting was called to order at 7:35 p.m.

Zoning Bylaw Public Hearing

PUBLIC PRESENT: Hale Lamont-Havers, 173 Morse Road; Ralph Tyler, 1 Deacon Lane

Mr. Tyler encouraged the board to survey residents on the track of the project. His preliminary research indicates that town residents want specific changes flagged. He presented the board with sample motions indicating how the bylaw should be presented at Town Meeting. He believes this would significantly lessen the amount of written material printed in the warrant.

The board thanked Mr. Tyler for his assistance and comments.

Ms. Lamont-Havers, who at the September 6 hearing had expressed difficulty in digesting the volume of material, now has the reference chart and finds it much easier to follow. She cautioned the board not to print the entire document in the warrant.

The Board wants to pursue discussions with Town Counsel and the Town Meeting Moderator as to what exactly needs to be printed in the warrant.

Mr. Tyler had further comments and suggestions:

- Some Town staff person should read the entire bylaw to make sure there are no inadvertent errors.
 - Section 4000 should be renamed Overlay Districts. Open Space District should be somewhere else because it is not an overlay district.
 - Again reiterated the need to consolidate all zoning maps within the bylaw to enable residents to gain adequate knowledge about their property.
 - Doesn't think we need all the references to various flood plains because of the extensive FEMA study completed in recent years.
 - He doesn't like using initials for districts, i.e., FPOD instead of Flood Plain Overlay District.
 - Section 4143 references 1982 map.
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- Section 4150 leaves out the words "subject to provisions of paragraph 2."
 - 33 USC 1334 no longer exists (Ms. Eggleston will look into this.).

Willis Hill II

On motion duly made and seconded, it was unanimously

VOTED: To deny approval of the Willis Hill II subdivision and Special Permit for a Flexible Development. (Board members Keller, D'Angelo, Eggleston and Associate Member Cossart voting.)

New Associate Member

Upon the vote on Willis Hill II, Associate Member William J. Cossart tendered his verbal resignation from that position.

On motion duly made and seconded, it was unanimously

VOTED: To appoint Michael Hunter Associate Member for Special Permits, effective November 21, 2000 for a term ending July 1, 2002.

Springhouse Pond

The Board discussed minor modifications to the Springhouse Pond Senior Residential Community as submitted in a letter from Mark Romanowics of the Green Companies, received by the Board on November 14, 2000.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Green Companies requests for minor modifications to Springhouse Pond, as itemized in their letter received by the Planning Board on November 14, 2000.

Minutes

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes of the Planning Board meetings of September 6 and 13, 2000.

Summerfields Subdivision

On motion duly made and seconded, it was unanimously

VOTED: To reduce the performance bond on Summerfields subdivision to \$30,000.

ATM Articles

The Board will be making a list of Warrant articles for submission to the 2001 ATM in preparation for the December 31 deadline. The Town Planner was asked to investigate Waltham's bylaw on grading and elevation changes.

DHCD Site Visit

The Town Planner reported that the Department of Housing and Community Development (DHCD) will conduct a day-long technical visit on December 6 to assist the town with economic development efforts. Board members may be asked to meet with DHCD staff.

There being no further business, the meeting was adjourned at 9:45 p.m.

Minutes taken by Jody Kablack.