

MINUTES
PLANNING BOARD
MARCH 28, 2001
FAIRBANK SENIOR CENTER

Present: William Keller (Chairman), Lisa Eggleston, Marianne D'Angelo,
Carmine Gentile, Christopher Morely, Michael Hunter (Associate),
Jody Kablack (Planner)

The meeting was called to order at 7:50 p.m.

Willis Hill Modification

The applicant was not prepared. The subject is continued until Wednesday, May 2 (the next scheduled Planning Board meeting following Town Meeting). Mr. Quirk had spoken with the Town Planner and agreed to do everything the Board had requested. He will provide written confirmation of such at which point the Planning Board will vote on the bond.

2001 Annual Town Meeting

The Town Planner discussed the Planning Board's positions and speakers for articles for the Town Meeting.

Recodification of Zoning Bylaw

The Planning Board supports this article. It was decided that Christopher Morely would speak on behalf of the Planning Board.

Street Acceptances

This article should not require a presentation unless there are questions from the voters. All streets on the list are ready for acceptance. The Planning Board supports this article. William Keller will speak on behalf of the Planning Board if necessary.

Flood Plains

On motion duly made and seconded, it was unanimously:

VOTED: To endorse article 32 to amend Zoning for Flood Plains

William Keller will speak on behalf of the Planning Board.

Water Resources Protection Districts Map

The Planning Board is currently negotiating with the Towns of Framingham and Concord for reciprocal protection. Lisa Eggleston will speak on behalf of the Planning Board.

Site Plan Review

The Planning Board supports this article and views it as a way to strengthen regulations, which will maintain the character of the town. William Keller will speak on behalf of the Planning Board. This article will only come up for vote in the event the major Zoning Bylaw article does not pass.

Exempt Uses

This article was an outcome of the LEAP school as well as the request of residents. The Planning Board is in support of this article. William Keller will speak on behalf of the Planning Board. This article will only come up for vote in the event the major Zoning Bylaw article does not pass.

CVS Photo Lab - Vote Decision

The Board reviewed the draft decision and instructed the Town Planner to make necessary changes.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the CVS Photo Lab Decision document as amended.

Emmons Chapter 61 – Request to Release Property

The Town Planner reviewed the plan of the property off Concord Road involving 8 acres on the west side and 8 acres on the east side. Owner is requesting the removal of Lot 1 from Chapter 61A; lot 2 is not to be built on nor is the lot on the other side. This land is not in the Historic District; however, the Historic Districts Commission was notified.

Lisa Eggleston – Can this lot access off Antique Circle? Yes.

The Town Planner does not foresee it having a negative impact if it is released, provided a reputable developer handles it.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend the Town not exercise it's right of first refusal.

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Note: Lisa Eggleston left at 8:45 p.m.

ANRs

Lafayette Drive

Robert Weiss, applicant, would like to divide Lot 101 into 2 lots.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR plan entitled Lafayette Drive as submitted.

230 Maynard Road ANR

The applicant, Hope Baldwin, would like to modify a lot line. The water line was not approved; however, all other requirements have been met. The Board will make a recommendation to the applicant on grading and the water line.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR titled Baldwin Estates Plan of Land dated 3/19/01.

Harrington ANR

The Board discussed options for this plan. The Town Planner will speak with the applicant and Town Counsel.

Meeting Schedule

The Board will meet on Wednesday, May 2nd to discuss Strategies and Goals for next year. The Board will also meet at 7 p.m. on April 2, 3 and 4 at the Lincoln Sudbury Library before Town Meeting (if necessary).

There being no further business to discuss, the meeting adjourned at 9:30 p.m.