

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

The meeting was called to order at 7:45 p.m.

Miscellaneous:

Sudbury Farms:

The Board reviewed the memo prepared by the Town Planner regarding Sudbury Farms Parking Plan to the Board of Selectmen. The Planner attended the Selectmen's meeting Monday night at which the Applicant indicated they would not decrease the number of parking spaces as suggested to the Selectmen by the Planning Board.

Foreign Motors:

The Board sent a memo dated February 7, 2002, to the Zoning Board of Appeals to recommend approval of the application of Foreign Motors with conditions. Although the applicant still wants front access along Route 20, many of the Planning Board's conditions were taken.

Pritchett/Goodnow Farms Walkway:

The Conservation Commission sent the Planning Board an email message stating concern with loss of trees, diminished rural feel of the property and reduced protection from development. The Planning Board discussed the concerns of the Conservation Commission. The Planning Board agreed public safety was a consideration for the walkway but not the only one. The Board feels a connection from Camperdown to Hudson Road and Old Lancaster Road is necessary. The Board instructed the Planner to send a memo to the Conservation Commission explaining the necessity of the walkway. The Board also discussed the matter of jurisdiction. Ultimately, the walkway is a condition stipulated by the Board of Selectmen, therefore, any change in decision would have to be made by them. Marianne D'Angelo recognized walkways are also an objective of the Master Plan. As requested by the Conservation Commission, the Planning Board agreed to do a site visit.

Zoning Articles for 2002 Annual Town Meeting – Public Hearing

The Highland Avenue petition was officially withdrawn, as it is a private way on the official map, previous actions taken by the Planning Board were sufficient.

The Board reviewed the Frost Farm Housing Fund in which the Town would establish a fund for affordable housing funded by rent, sale and incomes received from Frost Farm to be maintained as a separate account.

Also discussed were the benefits of the Community Preservation Act on the ballot and the Pritchett Property potential 61A offer. The Board briefly discussed the 3 million dollar over-ride and revised budget in which no town office positions would be eliminated, but the schools would be impacted for grades K-8.

At this point, the Chairman called the Public Hearing to order.
One resident was present: Ursula Lyons.

Amend the Zoning Bylaw, Article IX

The Board reviewed each Section under this article as posted in the Public Hearing Legal Notice and made minor changes in wording to some sections. The Chairman then recognized Ursula Lyons.

Ursula Lyons: Section 2460 B, Construction after Demolition, does it include residential dwellings? Sited particular examples on Peakham Road and Horsepond Road.
Jody Kablack: Yes.

Ursula Lyons: Section 1310, administration, permits, why was this amended?
Jody Kablack: The Conservation Commission had concerns with the language limiting their authority.

Amend the Zoning Map: Rezone Industrial District 8 to Limited Business District 2.

Jody Kablack: This amendment provides more alternatives and increases values of commercial/industrial property located the corner of Route 20 and Nobscot Road.

The other articles the Planner felt the Board would want input on would be the Wastewater Study and the Cutting Property.

ANRs

Applicant: Eligius Homes, 3 new lots located at Hudson Road and Ronald Road with access off Ronald Road. The Planner recommends approval as an alternative would be to go through subdivision, but will ask the applicant to be sensitive to the existing tree buffers.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR plan for Eligius Homes.

There being no further business to discuss, the meeting adjourned at 9:00 p.m.