

PLANNING BOARD MINUTES

September 28, 2022

APPROVED: DRAFT MINUTES

AGENDA: 22 SUP11 – Edward Geswell, 47 Castle Lane - #203-129
22ASP03 – Alesha Borges, 321 Lake Street - #112-030
SPLIT ZONING
CONDITIONAL USE PERMIT FORMS – DRAFT #2

ATTENDING: Denice DeStefano (Chair – via Zoom), Randall Kelley (Vice Chair), David Shirley, Elizabeth Seeler, Donald Milbrand (Select Board Representative) and John Miller (Alternate)

OTHER: Christina Goodwin (Land Use Manager), Michelle McCaleb (Land Use Administrative Assistant), Applicants – Edward Geswell and Alesha Borges

Mrs. DeStefano called the meeting to order at 7:00 pm with a quorum present in person.

NEW BUSINESS:

22SUP11 – Edward Geswell, 47 Castle Lane - #203-129

Mrs. DeStefano opened the hearing for the Special Use Permit 22SUP11. Ms. Goodwin read the application, abutters notifications and other information into the record. Mrs. DeStefano asked the applicant, Edward Geswell to present his plans. Mr. Geswell explained that he wanted to place a 10 ft X 14 ft shed in the backyard to store lawn equipment, lawn chairs and paddle boards. He explained he has a walk-out basement and has a need to store items like a lawnmower. The Board reviewed the application and photos of the proposed shed location. The application was necessary due to the Wetlands Ordinance setbacks and the need to place the shed within those setbacks.

Mrs. DeStefano asked the Board if they had any concerns or questions. There were none. Mrs. DeStefano asked if there were any questions or comments from abutters and the public. No abutters or members of the public were present. With no further questions or discussion, the public hearing was closed.

Mr. Milbrand motioned to approve the Special Use Permit 22SUP11 for 47 Castle Lane as presented. Mr. Kelley seconded. The motion carried 5-0-0.

Ms. Goodwin advised Mr. Geswell that the Notice of Decision would be ready by end of the week.

22ASP03 – Alesha Borges, 321 Lake Street - #112-030

Mrs. DeStefano opened the hearing for an Amended Site Plan 22ASP03. She stated the application was complete and included a letter from the property owner Crystal Borges authorizing Alesha Borges owner of the Arch Laundromat to represent her. This amended plan was to change hours of operation of the laundromat – Unit 1 to Monday through Sunday from 7:00 am to 12:00 (midnight).

Mrs. DeStefano asked the Ms. Borges if she had any more to add and she did not. Mrs. DeStefano asked the Board if they had any questions for the applicant.

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22ASP03 – Alesha Borges, 321 Lake Street - #112-030 - continued

Mr. Kelley asked what the present hours were. Ms. Borges replied that these were 7:00 am to 7:00 pm. He asked if an attendant would be on duty for these new hours. Ms. Borges replied that most of the hours are self-service but an attendant is on hand from 7:00 am to noon on Tuesdays, Thursdays, and Sundays and on Mondays someone is there from 7:00 am to 7:00 pm. Mr. Miller asked if there would be someone to lock up at midnight. Ms. Borges stated that there are automatic locks for doors which are time activated.

Mr. Shirley asked the Board if there are any other businesses open this late and is this something the Town wishes to foster. He was concerned about a precedent. Mrs. DeStefano and Ms. Goodwin shared that the car wash, Cumberland Farms, bank drive ups and ATMs are open 24 hours. Ms. Seeler stated that if businesses are in a residential area there is tendency to have these shut down with lights out early so as not to disturb the sleep of residential neighbors.

Mr. Shirley stated his concerns were for vandalism. Mr. Kelley asked the applicant if there were any security or safety issues for opening this late. Ms. Borges responded that they have installed cameras for that. Ms. Goodwin asked about outside lighting. Ms. Borges stated that they have an existing spotlight and outside lights in the parking lot.

Mrs. DeStefano asked if there were any more comments or questions. Hearing none, the public hearing was closed.

Mr. Kelley motioned to approve the Amended Site Plan 22ASP03 as presented. Mr. Milbrand seconded. The motion carried 5-0-0.

OLD BUSINESS:

SPLIT ZONING – Ms. Goodwin presented an issue that came up for a contiguous property at Briar Hill Road off Danforth Brook Road that is in two zoning districts. She was working with the owner on a different issue when a discussion of the split zoning came up. The owner felt that rural zoning made more sense for this lot. The Board reviewed the location on town maps and noted that the lot areas in question were part of lot in rural area that was connected to a village residential lot area by about a 30-foot-wide connecting piece. Discussion followed about not land locking parcels, how enforcement of zoning districts is applied to lots like this and addressing these issues as part of a bigger review of split zoning lots. It was decided not to address a change at this time. Further review of this when addressing other split zoning changes might make better sense especially considering the timetable needed for public hearings and ballot inclusion to enact change at this time.

CONDITIONAL USE PERMIT FORMS – INTERNALLY LIT SIGNS – DRAFT #2

Mrs. DeStefano introduced Draft #2, which was updated with Board changes from earlier meetings. She asked the Board if they had any other edits or changes.

Mr. Shirley asked if a check box could be added to include an image of the proposed sign indicating dimensions and location. Mrs. DeStefano added that there was no reference in Zoning, but it could be added. Ms. Goodwin said this is required for external lighting so adding this makes sense. Mrs. DeStefano

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CONDITIONAL USE PERMIT FORMS – INTERNALLY LIT SIGNS – DRAFT #2 continued

asked if they wanted manufacturers specifications. Ms. Goodwin proposed a wording suggestion - include image / picture of proposed sign with sample dimensions and sign location. This will also be added with a check box on the application.

With no other discussion of edits, Mrs. DeStefano stated that those changes would be made, and a new draft will be prepared for the next meeting.

LAND USE CHAPTER – MASTER PLAN – HOUSING DISCUSSION

Mr. Miller brought up a situation for a local family living in a campground due to lack of housing options in the community. He wanted to talk about making sure that the housing issues for the area are a priority to address in the Land Use Chapter with proper analysis and intention. Mr. Kelley stated his concern was that care be taken while writing this, that all problems of affordability cannot be solved, but what is put in writing can be challenged or cause bigger problems for a community. Mrs. DeStefano concluded discussion with a statement that it might be a challenge due to differing opinions and public input, but it would be important to be thoughtful when writing the Land Use Chapter.

MINUTES:

The non-public minutes of September 14 were discussed. Mr. Shirley had a question about a sentence about elevations. Ms. Goodwin offered a couple of edits to the Board. Mr. Kelley made a motion to approve the September 14, 2022, non-public minutes as amended. Mr. Milbrand seconded. The motion carried 3-0-2 with Mrs. DeStefano and Ms. Seeler abstaining.

The regular meeting minutes of September 14 were reviewed. Mr. Kelley motioned to accept the minutes of September 14, 2022, as written. Mr. Shirley seconded. The motion carried 3-0-2 with Mrs. DeStefano and Ms. Seeler abstaining.

COMMUNICATIONS: None

REPORTS:

SELECT BOARD – Mr. Milbrand reported that the Select Board is working on the 2023 Budget and pushing off some other projects.

CIP COMMITTEE – Mr. Kelley stated that the Committee was finalizing the CIP worksheet and Narrative for 2023. Ms. Goodwin stated that presentation dates were set, and she would like to confirm who would be presenting at each of these.

LAND USE – Ms. Goodwin reported that the survey was up and running on the website and there were 50-100 responses received. The close date for the survey is October 28. She stated that the property list mailing was completed but the voter list was in PDF format, and she has not yet been able to convert it to excel to produce labels and cull duplicates. Mr. Miller asked her to email him a copy and he would try to convert it.

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REPORTS continued:

Ms. Goodwin asked Board members if they wanted new Land Use Law books. Mr. Miller and Mr. Kelley originally opted for digital copies, but they were added to the book order list with other Board members.

Ms. Goodwin shared that Autotrends was now in compliance. Plantings and seeding were now in place.

NEXT MEETING: The next meeting was originally scheduled for October 12, but it was determined that a quorum would not be present. Mrs. DeStefano suggested moving any public hearings, cases, and other business to the workshop meeting on October 26, 2022, at 7:00 pm.

ADJOURNMENT: With no other business before the Board, Ms. Seeler motioned to adjourn. Mr. Milbrand seconded. The motion carried 5-0-0 and the meeting adjourned at 8:09 pm.

Respectfully submitted,
Janet Cote
Land Use Associate