

Minutes
Planning Board Meeting - Town Hall
September 24, 2013

In Attendance : Full Planning Board

Began at 7:30 P.M.

Peter Clark suggested that we make a resolution to record all meetings. Chairman Ed Howard felt this should be put on the Agenda for our next meeting.

Rick Mitchell attempted to "simplify, clarify and make more efficient" a discussion on Approval of Special Permit at 227 Willow Street by canvassing all members with their top two or three issues of concern for the property.

Claudia Woods and Rob McKean felt that elevation was an issue. Rob McKean also felt that the North East elevation as drawn was somewhat misleading. Ed Howard had issues of noise pollution and lighting concerns. Peter Clark felt that parking and the chain link fence posed issues. Brian Stein was concerned with the South West elevation and the accent lighting being too high on the building. Rick Mitchell focused on the vegetation barrier for landscaping. Jeff Melnick felt that his issues had been discussed.

There were also concerns raised from the audience that the catch basin would not be effective in diverting water away from (particularly since it seemed headed for the Community House where they all ready have issues of a flooding in their basement)

Rick Mitchell stated that he felt that the added water flow was not going to affect the Community House and that it also would not mitigate the problems that building has.

There was a brief discussion about how this was the type of mixed use building the Special Permit had been designed to accommodate.

The Applicant spoke about trying to help in creating a "clapboard courtyard" with his neighbor Gordeau. However, Gordeau had not seen the proposal and there was no one representing him who could speak to the issue.

The utility lines between the buildings, it was agreed by the Applicant, would go underground; those "which I can control".

It was decided by the Board, after further discussion; the client feeling that he was not willing to give up any parking and Board members insisting that greenery at the front of the lot was

necessary, that #5 and #6 of the client's parking plan should be given up to create more of a buffer to the street.

The client agreed to use LED lighting "where practical".

There was a discussion about making all walls facing the street clapboard, but was voted down by the Board. The applicant was adamant that no design changes be made and was in agreement with the decision.

Rick Mitchell recluded himself as a voting member due to the question of whether he was eligible under the Mullen Rule. After filling out 4 changes in the form of an Addendum to the blank approval letter for Approval of the Special Permit for applicant, it was unanimously approved.

Claudia Woods made a Motion To Adjourn and Brian Stein seconded at around 10:00 P.M. Motion unanimously approved.