

WARRANT COMMITTEE FY07 MEETING MINUTES
NOVEMBER 8, 2006
7:30 P.M. CHENERY MIDDLE SCHOOL
COMMUNITY ROOM

Handouts: None

Other Attendees: Treasurer Carman, Town Planner Jay Szklut, Planning Board Chair Karl Haglund, Planning Board Members Jenny Fallon and Andes Rojas, Assistant Town Administrator Conti, and Town Accountant Hagg.

Members Absent: Members Callanan, Christensen, Hobbs, and Hofmann

Meeting was called to order at 7:30 p.m.

Minutes of October 25, 2006 were accepted with changes.

Planning Board to Discuss Zoning Articles

Planning Board Chair Haglund stated that the most complicated zoning article at STM concerns the Cushing Square article. During the discussion of the upgrading of Trapelo Road, concerns regarding the commercial and residential zoning became an issue. There are aspects of the zoning that do not allow the business owners to meet their customer needs. The zoning for existing business owners will not change. This overlay district will allow for more mixed use for the area. Under certain conditions developers could get higher density and different uses than is currently available in the zoning bylaw. This is written to promote investment in the Square stated Planner Szklut. Designer guidelines are much more specific. Our current design is not focused but the new guidelines provide general principles. The purpose is to design a square that is aesthetically pleasing and to incentivize development. Planning Board member Fallon stated that this is only one piece of land use that is being looked at. Economic commercial development means that we have to look at how to deal with parking issues. Business relationships are a focus and the overlay district and the bylaw streamlines the permitting process. Chair Jones asked about what the sense of the Board is about the types of businesses that will be coming in. Commercial development is being encouraged by larger square foot areas. Planner Szklut stated that an anchor store is needed in this area and a larger square footage is needed. Member Heigham stated that he is in favor of multi use and the idea of having only one Board review the permit. BOS Chair asked about the attitude of people in the area. Chair Haglund stated that there were initial concerns about having four story buildings. Neighbors were happier once they found that a larger building of this type would require an underground parking area. The overlay district allows for day/night multi use to be allowed to waive the number of parking spaces. The adjoining residential neighborhood would never be allowed as a spread area with the language that is being proposed. There will be no loss of basic property rights. The fourth story permit would only be for residential use and would require underground parking. Member Allison asked about the period of time for the new Cushing Square to immerge. Are there people that will lose economic value because of this & the plan for presenting this to TM? Chair Haglund will be doing a presentation at TM that will summarize the major elements in TM. Member Fallon stated that economic development is more than just changing the zoning. There will be one building that must be torn down and when it is, it is expected that this may be a development under the near term. There is no way of anticipating how fast future developments will come about. With regards to the economic effects, any zoning change could be argued both ways. The area will be more attractive and vibrant. How or if it will change values of properties is not being anticipated. The property owners in the area have been involved in this process. Member Doblin asked about neighboring towns and their experience with overlay districts. Planner Szklut stated that most downtowns now have some overlay district. These have been successful over time. Hyannis and Wellesley both have such overlay districts. Member Oates asked about the size. It goes to

Willow Street on one side and on the other side goes to just past Willottson. It was explained that four story buildings would be by special permit only. If there were strong sentiment against the development, the Planning Board can reject the development. Szklut added that because this area is now in the business zone, they now could go to three stories. Member Hofmann stated that parking needs to be addressed. Planner Szklut stated that parking continues to be a discussion for the Planning Board but looking at the entire area as to where it should be situated. Chair Jones stated that typically the WC does not give an opinion on zoning articles.

Article 5 is a citizen petition and the vote of the Planning Board was 2 to 2. Since this was a split vote, Chair Jones asked the history on this. This is on Maple Street right before Beech Street. It was brought by Dr. DeNatali to allow for a third unit on his property. This is another attempt for a zoning change that had also been requested last year. This is not allowed under current zoning and would change three pieces of property, extending the LB3 zoning which would allow for the third unit. The neighbors were unhappy with this article and worried that a larger commercial development could be in the future. The Planning Board feels that they may be able to come up with a better solution within a year.

Articles 7 and 8 and the disposition of the frontage land requires some explanation. Article 7 involves taking some land from McLean Hospital (Dr. Solomon) to allow for the construction of a light near Olmstead Drive. There are two separate parcels. We would be taking these for \$1 each and the takings would have no impact on the budget.

Article 8 is the disposition of the Sherman Street land. This is an exiting easement for Winnbrook that two abutters are interested in acquiring. This would be going out for bid.

Frontage Road is located next to Route 2. At least one abutter would like to purchase the land for a driveway. This would also go out for bid. The minimal size for a lot in this area is 25K square feet and this would not give sufficient land to build another single family.

Motion by Member Heigham recommended approval of Article 7, approved unanimously

Motion by Member Heigham recommends approval of Article 8, approved unanimously.

Motion by Member Heigham recommends approval of Article 9, approved unanimously.

Article 10, motion by Widmer, seconded by Hofmann to Approve, approved unanimously.

Article 11, motion by Widmer, seconded by Heigham to Approve, unanimously approved.

Reserve Fund Transfer

A Reserve Fund transfer is being requested by the Building Services Department for a bit less than \$10K. The BOS had approved this for \$5K but there was a change due to additional hazardous materials being found at the site. The disposition agreement on this property states that the Town must clean up the property including hazardous material before the final sale.

Member Bruschi stated that this is not unanticipated and should have been budgeted for within the FY07 budget. Further, last year the WC gave in excess of \$100K to the Building Services department for an amalgamation of issues and this should be sufficient to cover those costs.

Conti agreed to have an answer to the use of the additional funds in Building Services before the meeting next Wednesday evening.

Other

The Light Advisory Board article has been removed from the STM article. Chair Jones is trying to set up a meeting or meetings with this Advisory Board.

Chair Jones asked about fees for Betterments. Member Heigham will research. This could include hookup fees and legacy fees to recover some of our past and present capital costs. Heigham will research this as well. Fees cannot exceed the cost to the Town.

At the next meeting the subject of the budget for FY08 being delayed due to the implementation of the financial system will be discussed. Chair Jones is asking that the WC members to still meet with their departments before the end of the November.

Member Heigham made a motion to adjourn at 8:55 p.m. and seconded by Member Hofmann.