

Discussion - Free Standing Signs

Jeffrey presented a list of criteria that should be considered by Board members as they consider applications to erect free standing signs. There was a brief discussion on including signs within a more general site plan review process. It was also noted that the by-law currently does not allow free standing signs on residential property and that apartment complexes and condominiums therefore cannot post a sign with the name of the complex on their property. Jay and Jeffrey will review the by-law and propose an appropriate amendment.

Discussion - Concord Ave. Corridor

The Board reviewed letters received from Concord Ave residents regarding planning for their neighborhood. Board members agreed that the Town should be proactive in looking at the potential future of this area given that two significant properties, Sandler Skate Shop and Purecoat, are located in the area. There was some thought that rather than continuing a piecemeal approach, this may be a good indication of the need for Town wide comprehensive planning.

The Board agreed to meet with residents of this neighborhood in September to discuss their concerns and future actions by the Board.

Discussion - Open Space Plan Update

Jay distributed to members copies of the goals and needs from the 2001 Open Space and Recreation Plan. These sections require updating from the various Board and Commissions in the Town. Jay noted that the update was not intended to be a full blown public discussion but a review on the part of the Boards of the Town as to the continued relevance of the 2001 goals and needs.

Karl said he would draft a memo to focus the Boards discussion on the Open Space Plan update as the update should be submitted to the State as quickly as possible. Board members will review the memo and continue discussion at the next meeting.

Town Planner's Report

McLean Affordable Housing - The Housing Trust will be recommending a developer to the Board of Selectmen. Because this is part of the McLean development, the project will need to get a Special Permit from the Planning Board for the number of units and go through a site plan review. Because the developer is seeking Tax Credits and the application is due on Sept 8, they would like to get the project before the Board as soon as possible.

August Meeting Schedule - The Board decided to schedule a meeting for July 27 and August 22 for the Cushing Square discussion and to remove the item from the July 25 agenda. Jay would contact Andy McClurg to check on his availability. The Board also would try to schedule an August meeting based on vacations etc. for regular business. No dates were recommended.

Smart Growth (40R) Zone - Jay reported that DHCD had verbally approved the Our Lady of Mercy site as an eligible 40R district. He will work with residents to submit a formal application to the State and to draft the zoning language.

Cushing Square Rezoning - Karl suggested that the Town seek funding from the State under the Massachusetts Downtown Initiative program to hire a firm to provide conceptual diagrams of a "developed" Cushing Square. Having a visual presentation may simplify the discussion on density and height. Jay and Jeffrey to contact DHCD.

Uplands Update - Jay briefly reported on the status of the 40B project review. There does not appear to be any outstanding issues for which some solution cannot be offered. Negotiation between the ZBA and the applicant is likely to start within the next two months. Jenny asked whether some of the site concerns raised have been discussed. Jay noted that these would be part of the conditions and negotiations yet to come.

Scenic Road Designation - A resident has inquired about the process for designating a scenic road. Jay met with her and described the process. Should she pursue the designation, the Board will be informed.

Other Business

Karl reported that he had discussed with Paul Solomon the Planning Boards appearing at a Selectmen's meeting to report on the Cushing Square rezoning and on the Site Plan Review of Municipal Building. Paul wanted the Board to appear no later than Sept 25. Board agreed on Sept 18 and Karl to notify Selectmen Solomon.

Jeffrey noted that there is still one split lot that will need to be rezoned at the fall Town Meeting.

10:00 Meeting Adjourned

Next Meeting: Tuesday, July 25, 2006 (Joint with ZBA)
Town Hall, Selectmen's Meeting Room
7:00 pm - 10:00 pm

Minutes Approved 7/25/06