

PLANNING BOARD MEETING

Minutes, October 28, 2002

Members present: Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham, Andrew McClurg

Also present: Timothy Higgins, Senior Planner
Jeffrey Wheeler, Planning Coordinator

7:00 p.m. All being present, the Chairman called the meeting to order.

Jeffrey Wheeler gave a status update on the Belmont Street/Trapelo Road Corridor Study.

7:10 p.m. Public Hearing to rezone the former Volkswagen site from GR to LBIII

James Heigham read the public hearing notice.

Roberta Sydney reviewed Mark Bobrowski's legal opinion and Thomas Gatzunis' letter to the Board of Selectmen.

Ms. Sydney showed two new site plans reflecting what the petitioner believes could be done without rezoning the property:

- 1) Option A – proposed moving the fire station to the eastern side of the property and constructing 5 two-family at the rear of the site. Street width to the residential units will need to be waived by the Board of Survey. The fire station would be one-story for the bays and two-stories for the office.
- 2) Option B – proposed a commercial development within the 130' LBIII district (100' width of district plus 30' allowed for split lots). This plan would be only commercial; there would be no fire station.

Andrew McClurg questioned the residential density proposed in Option A and how it could be increased.

Ms. Sydney stated that each residential unit would contain about 3,000 square feet, two-three bedrooms, and at least 1 child. She estimated that this development would cost about \$30,000 - \$40,000 for schools plus the loss of the commercial taxes generated by the property. She also pointed out that under Option B all of the existing pavement would be utilized to accommodate the parking.

Mr. McClurg inquired about the status of the zoning change petition. Ms. Sydney stated that it depends on the Board of Selectmen and that it may be necessary to withdraw the petition in the near future.

Comments from the Audience -

- 1) Bob Davis – 37 Bartlett Avenue – inquired about the design of the residential units. He also stated that he like Option A.
Roberta Sydney stated that the units would be 2-1/2 stories with a garage underneath.
- 2) Another resident of Bartlett Avenue stated that he also liked Option A.

James Heigham stated that he would like to see the residential component of Option A developed

further. Joe Barrell added that people have expressed to him their desire to see residential development at this site.

Further discussion occurred about the zoning for the abutting apartment building. Jeffrey Wheeler stated that it was zoned GR and therefore nonconforming. While Mr. McClurg expressed a desire for more dense residential development, he questioned the implications of spot zoning.

James Heigham made a motion, seconded by Deborah Emello, to continue the public hearing to Tuesday, November 26, 2002, at 7:00 p.m.

8:00 p.m. On a motion by James Heigham, seconded by Joe Barrell, the Planning Board unanimously voted (5-0) to enter into Executive Session to discuss pending litigation.