

PLANNING BOARD MEETING

Minutes, January 10, 2005
Selectmen's Meeting Room

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

Also present: Timothy Higgins – Senior Planner

7:05 p.m. There being a quorum Chairman Barrell opened the meeting.

Distinctive Structure By-Law Presentation:

Kit Dreier was present to present a proposed zoning amendment. It would allow the adaptive re-use of historic structures in Town by Special Permit. The Special Permit would be considered by the Planning Board. Ms. Dreier submitted a copy of the proposal - supported by the Historic District Commission to the Board. She asked that the Board schedule a Public Hearing on the proposal.

Chairman Barrell asked how many structures this could apply to. Approximately 12. Karl Haglund asked if the terms “Historic Accessory Structures” would be considered rather than “distinctive”. He also suggested that the size of the buildings be considered. Ms. Dreier noted that the zoning by-laws in several other communities were reviewed and incorporated into this draft.

Jennifer Page asked if this was optional. Yes, it creates practical options for owners of distressed structures that should be retained. It was agreed to hold a Public Hearing on Tuesday evening, March 1st. A copy of the proposal will be placed on the Office of Community Development web site.

7:20 p.m. The Board opened the Public Hearing on a proposed change to the definition of the term “Height” zoning for the re-use of the Waverley Square Fire Station and zoning map amendments. James Heigham read the hearing notice.

The discussion of the text change to “Building Height” within the zoning by-laws was continued to January 25th at 7:15 p.m. (voted 5:0) as it is a component of the responses to the “Building Moratorium” and the applicable hearing was continued to that evening.

Discussion then turned to the two options for the residential re-use of the Waverley Square Fire Station. Option one (allowing residential use in all LBI zoning districts) was dismissed without discussion. Option 2 specifically directed at the fire station was then discussed. Deborah Emello reviewed the proposal and did not have a problem with it.

Tim Higgins then provided a detailed explanation of the proposal. It was developed in concert with Town Counsel, Roger Colton and Jeffrey Wheeler. It would require the proposed zoning map change to include the fire station building and two non-residential

parcels on Trapelo Road in the LBI zoning district. The authors believe that the Attorney General would approve this proposal.

Joseph Barrell was uncomfortable with the single parking space provision. He wants two spaces per unit with the extra space being in the cellar. He wants the two spaces to be required not optional.

Roger Colton spoke and believes the proposal reflects what the re-Use Steering Commission wants to see. He commended OCD planning staff for its work.

Sheila Flewelling spoke in support of the proposal and the two parking spaces per unit.

Mike Sullivan expressed skepticism not being able to use the cellar for parking. Joseph Barrell visited the site, noted its first floor ceiling was of a “waffle type” construction and was suitable to such use. He doesn’t want to force the developer to do the parking, it should be an option. A discussion ensued.

Sue Bass questioned the wisdom of mandating an increase in parking. Leaving it an option would give the developer more flexibility. The option of requiring 1.5 spaces for two-bedroom units was discussed. Karl Haglund and Andy McClurg questioned the two spaces/unit requirements and whether to “assign” them or not. Andy McClurg did **not** support the two spaces/unit as a minimum, 1.5/unit is sufficient.

Tim Higgins agreed with Andy McClurg and believes that the greater flexibility the developer has, the better.

Roger Colton believes parking can be developed off of Waverley Street to be under the building grade wise after discussion with several architects. The 1.5 ratio, not to exceed two spaces/unit was agreed to (5:0) with the provision that any spaces above the 1.5 would be under the building (to preserve open space).

Sue Bass wanted to know why LBI re-zoning is necessary. Why not leave the structure in General Residence zone?

Tim Higgins explained that the authors believed it was best to include the station and the two other non-residential uses in the LBI zoning district as it would limit the use of the by-law to only a few structures (e.g. Waverley Square fire station, downtown fire station and the electric light buildings). He noted that was directed to generate this text specific for the Fire Station and this comes the closest to that directive. After a brief discussion the Board voted unanimously to recommend Option 2 with the accepted parking amendment.

Deborah Emello mentioned to close the Public Hearing (5:0).

James Heigham amended the motion to close the Public Hearing on Option 1 only.

8:10 p.m. Andrew McClurg provided a brief update on the Belmont Street/Trapelo Road corridor study and its implementation. He, Joseph Barrell, Tim Higgins, Jeffrey Wheeler, Glenn Clancy and Peter Castanino met with the Board of Selectmen on January 6, 2005 to agree on some long term planning and implementation procedures. Is the Town looking at the big picture enough? He noted progress has been made.

The Board of Selectmen is looking for a recommendation by the beginning of April 2005 and asks that Andy work with the Traffic Advisory Committee (TAC). They want a basic design for the roadway. He has spoken with TAC chair, Mary Jo Frisoli on this. She wants to rely on the previous work by the Planning Board but also wants additional

engineering data to support a proposed road layout. Currently, there is no engineering traffic data analysis, only planning information. This issue needs to be placed in the Board's agenda in the up-coming months.

Joseph Barrell added that the Town should look at the entire zoning by-law. He estimates that it would be \$250,000 to review and rewrite the document.

The minutes from November 23, 2004 were accepted as amended (5:0).

8:25 p.m. There being no further business, the meeting was adjourned.