

Call To Order:

The meeting was called to order at 7:37 p.m. Present were Chairman, Paul Salafia, and members, John McDonnell, Linn Anderson, Vincent Chiozzi, Selena Goldberg, also present were Director of Planning, Paul Materazzo, and Planner, Jacki Byerley.

Planning Session:

The Board took up the discussion on 2008 Town Meeting warrant articles. Mr. Materazzo gave an overview of the cluster developments including the acreage requirement for cluster developments. The Board discussed the wording for “cluster” and how the public interprets it. The Board also discussed renaming cluster developments and changing the acreage requirements from 10-acres to 5-acres. Mr. Materazzo noted the he would draft some language for the Board to review. Mr. Materazzo noted that the Senior Planner, Ms. Schwarz is working on amendments to the Parking Requirements.

Aisling Estates:

The Board opened the public hearings that were continued from the July 24th meeting on an application by Rayvon Realty Trust for a proposed 4-lot definitive subdivision and a special permit for earth movement entitled Aisling Estates located off Sunset Rock Road. Chairman Salafia announced that the applicant has requested the Board continue the public hearings without discussion. Mr. Perry an abutter to the project was upset that the hearing will be continued without discussion. Ms. Byerley noted that revised plans were submitted on August 31st and that the Board is waiting for comments from ESS Group and DPW. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to continue the public hearings without discussion until September 25th at 8:15 p.m. **Vote Unanimous (5-0)**

Planning Session:

The Board continued their discussion on 2008 Town Meeting warrant articles.

The Board discussed a possible amendment to Site Plan Review and reviewed Ms. Byerley’s memo to the Board dated September 5, 2007. The Board noted they would e-mail comments to staff.

The Board discussed a possible amendment to Customary Home Occupations and reviewed Ms. Byerley’s memo to the Board dated September 5, 2007. Changes to the recommendations in the memo were discussed by Staff and the Board as follows:

in (g) to reference the tonnage of the vehicle to allow for pick-up trucks

to add “does not” in front of every alpha bullet;

in (c) the Board was in consensus to limit the sign size to 24” x 18”, unlit and attached to the building

It was also suggested to delete letter (h)

Ms. Byerley and the Board also reviewed the possibility of a new Outdoor Seating regulation and Ms. Anderson noted she would e-mail her comments to staff

Swan Crossing III:

The Board opened the public hearings on applications by CA Investment Trust for a Special Permit for New Multi-Family Construction Attached Cluster and a Special Permit for Earth Movement that was continued from the August 28th meeting, that would allow for the construction of 21 residential condominium units entitled Swan Crossing III located at 55 & 50 Canterbury Street.

The Board also opened the public hearings of an application by CA Investment Trust for a Modification of a Special Permit for New Multi-Family Dwelling Attached Cluster and a Modification of a Special Permit for Earth Movement (SP06-04 and SP06-05) that was continued from the August 28th meeting.

Mr. Materazzo reviewed his memo to the Board dated September 7, 2007 including a recent site visit with Safety Officer Cronin to discuss the Board's concerns regarding safety and operation of the access drive. Mr. Materazzo also reviewed slides of the area. The Board questioned if the applicant wanted the access roadway open to the public. The applicant, Yvon Cormier, noted that he does want the road open to the general public and does not want the roadway gated. Officer Cronin noted there is not a problem with the satellite employee parking and he feels the first two curb cuts can be eliminated. He also noted that traffic is light in the area. Mr. Cormier distributed plans to the Board for a gate house and noted the gate would be for residents of building 1, 2 and 3 only. He also agreed to eliminate the first two curb cuts and include a Traffic Signal Opticom per the request of Safety Officer Cronin. Doug Lees from Land Engineering & Environmental Services, Inc. representing the applicant reviewed the parking and peak hours on Swan Lane. An abutter to the proposed project spoke in favor of the project and noted there are no traffic problems. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to continue the public hearings for Swan Crossing III and the public hearings for a modification of the Swan Crossing Development until September 25th at 8:00 pm. **Vote Unanimous (5-0)**

Monette Circle:

The Board took up the deliberations on an application submitted by 7-10 Paulornette Realty Trust, for a proposed 4-lot definitive subdivision plan and a Special Permit for Earth Movement entitled Monette Circle, located at 7-10 Paulornette Circle. The Board reviewed Ms. Byerley's memo dated September 6, 2007. The Board discussed in detail the pavement, the cul-de-sacs, and whether or not the applicant should go to Town meeting to have the cul de sac discontinued. The Board also discussed whether or not the cul de sac could remain but have the pavement removed and what that process would be; there was general discussion on the roadway layout and easements. Ms. Byerley noted that the applicant wants to go to Town Meeting to discontinue a portion of the existing roadway. The Board was in consensus to continue the deliberations to the next meeting.

Minutes:

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to approve the minutes for March 26th, April 10th, May 22nd, June 12 and 26th, July 10th and 24th, 2007 as amended. **Vote Unanimous (5-0)**

Adjournment:

The Board voted to adjourn the meeting at 10:33 p.m.