

**Planning Board Minutes
Memorial Town Hall
November 10, 2022**

Members Present: Chair Stephanie Slys, Jimmy Tarr, David Bell, John Jeffress, Mike Paszek (Remote)

Attendees: Mandy Black, Chris Chamberlain, Doug Lee

Chair opens meeting at 6:07 PM

Public Forum

Chair opens public forum

No public comment

Informal discussion

Mandy Black is present for the meeting. She is here on behalf of her husband, Andrew Black. They own property at 6 Church Ave and are surrounded by business zone. Their property and their neighbor's property are both zoned rural residential. Mandy Black states that they would like their properties changed to business. Andrew Black ran a plumbing business at this site and is having a hard time selling the property because of the rural residential zoning. The rest of the surrounding area is businesses and in the back of their property is route 91. The Commission asks if the neighbor supports the change. Mandy Black said that the neighbor does support it and that she can ask her for a written statement. Chair Slys explains the process going forward. Chair Slys and the Board ask that Mandy Black and Andrew Black come back for a formal discussion with a visual aid of the zone and a letter from the neighbor stating that they support a zone change to both of their properties. Mandy Black agrees to this.

Continued hearing on SPA amendment 164 West St, storage unit

Chris Chamberlain of Berkshire Design is present for the public hearing. He is representing Doug Lee and SV Properties LLC. The Board granted Doug Lee a Special Permit back in September of 2021 to operate a self-storage facility at 164 West Street. They have submitted a plan to add 36 modular units to the existing operation. Chris Chamberlain presents the Board the revised Site Plan. The proposed units would be directly behind existing units. There will be no construction involved at all. Chair Slys asks if they will be within any wetland buffer zone. Chris Chamberlain explains that they are well outside the buffer zone. The Board is satisfied with the revised site plan. No public comment.

Jimmy Tarr makes a motion to accept the amendment of the revised SPA for 164 West Street, SV Properties LLC. David Bell seconds. Motion passes.

Board Discussion, Budget

Chair Slys explains that she is working on submitting a budget request to the Finance Committee. This is usually due by the end of the year. She is planning on requesting the same amount that was approved last year, which included funding for a part time planner. Small discussion on line items in the budget. The Board states that they typically underspend the budgeted amount. The Board agrees that requesting the same budget as last year would be beneficial.

Approval of meeting minutes.

Jimmy Tarr makes a motion to approve the meeting minutes of October 5, 2022. John Jeffress seconds.
Motion Pass

Next Scheduled meeting is December 7, 2022

Jimmy Tarr makes a motion to close the meeting. David Bell seconds. Motion passes.
Meeting is adjourned at 6:42 PM