

Planning Board Minutes
Memorial Town Hall
January 4, 2023

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

Attendees: Kim Baker, Andrew Black, Gary Savard, Eric van Geel

Chair opens meeting at 6:01 PM

Public Forum

Chair opens public forum

No public comment

Public Hearing 6 & 12 Church Ave zone change

The Planning Board is conducting a public hearing to consider an amendment to the Town's zoning map. Andrew Black is present for this hearing. He would like to have 6 & 12 Church Ave be changed from Rural Residential to business. He is the property owner of 6 Church Ave. The property has an old farm house with a barn in the back, which abuts route 91. The entire neighborhood, aside from 12 Church Ave is zoned business. It is a large property at 5,000 SF that would be ideal for a low impact small business or contractor. Small discussion on the table of use for a business zone. Chair Slys explains that the Board will be voting tonight to see if they will advance this request to Town Meeting and if so, they will then vote on advancing it to Town Meeting with either a recommendation or no recommendation or vote to stay neutral.

Chair Slys opens hearing to any supporters of this amendment request. Gary Savard of 4 Linseed Rd is a supporter of a zone change for these two properties. He lives across the Street from Church Ave and believes it will give these properties more opportunity with the zone change.

Eric van Geel, via remote, states that he would support this amendment.

Chair Slys opens hearing to any opposition. No public opposition.

David Bell asks Andrew Black to clarify if 12 Church Ave is on board with the zone change. Andrew Black explains that the property owner is fully supportive of changing to a business zone.

Jimmy Tarr makes a motion to close the public hearing. David Bell seconds. Motion passes.

Jimmy Tarr makes a motion to advance this zone change to the 2023 Town meeting in May. David Bells seconds. Motion passes. David Bell supports this zone change and would move to recommend this at Town meeting. Jimmy Tarr, John Jeffress and Mike Paszek would also move to recommend this zone change. Chair Slys would like to remain neutral.

Jimmy Tarr makes a motion to advance this zone change with the Board's recommendation. David Bell seconds. Motion passes 4 votes to 1.

Board discussion/Updates

Before reviewing the minutes, Jimmy Tarr would like to revisit the house construction being built on Elm Street that does not have any frontage. John Jeffress and David Bell are unfamiliar with the property. Small discussion on the Elm Street property and issue of having no frontage. Chair Slys would like to reach out to the Town Attorney for legal standing on this construction and potential liability, considering that it appears the permitted construction does not meet frontage requirements. Jimmy Tarr makes a motion to reach out to the Town Attorney on the construction on Elm Street. Mike Paszek seconds. Motion passes.

Approval of meeting minutes.

John Jeffress makes a motion to approve the meeting minutes of December 7, 2022. David Bell seconds.

Motion Pass

Next Scheduled meeting is February 1, 2023

Jimmy Tarr makes a motion to close the meeting. John Jeffress seconds. Motion passes.

Meeting is adjourned at 6:22 PM