

Planning Board Minutes 01/26/2015

Planning Board
Preliminary Meeting Minutes –
Recorded by Kevin O'Connell
January 26, 2015

Members present: RMarshall, SFox, KO'Connell,
SChicoine

7:00 p.m. Meeting Minutes

Schicone began reading the meeting minutes for January 12, 2015. Several spelling, punctuation and replacement of words were done.

One substantive change was made:

- Line 193, strike "wasn't addressed" and insert "didn't address changing the criteria for granting the Special Exception".

KO'Connell moved to approve the minutes as amended.
SFox seconded, motion passes.

7:26 p.m. Mail Received:

Letter from BGrünbeck asking the board for permission to change use of office space to residential apartments.

Reply from GLeedy concerning the final report on the September charrette.

7:30 p.m. Earth Excavation Regulation Public Hearing

RMarshall opened the public hearing. No one from the public was present.

7:33 p.m. Public Portion Closed

There being no public input, the public portion was closed.

7:35 p.m. Deliberations

Rmarshall opened the discussion to the board. The board reviewed the regulations. Motion made by KO'Connell to approve the changes to the excavation regulation, seconded by SFox. Motion approved by board.

7:41 p.m. Discussion of Grünbeck Request

RMarshall opened discussion on the request by BGrünbeck-Greenfield Corner Properties, LLC to change office space on the first floor of the Greenfield Meeting Place into residential apartments. The board heard from MBorden; Code Enforcement Officer, who explained that Mr. Grünbeck has had two recent incidents with broken sprinkler heads that cause flooding of his building. Due to the second incident of flooding, his only office rental occupant left. He would like to renovate the space into residential apartments as he has had no problem renting those while his office rentals have been mostly vacant. Borden stated that he had no problem with this as the building is already approved for mixed use and the parking impact would be less than already provided for. After a short discussion, Schicone made a motion stating that the Board finds that no site plan review would be needed to

renovate the space into residential apartments since this is not a change of the mixed-use already permitted. Motion seconded by SFox. All in favor, the motion is approved.

7:52 p.m. Review of Rules of Procedures:

The board resumed revision of the Rules of Procedures begun at our last meeting. Under Procedures for Processing Applications, RMarshall volunteered to draft revisions for the Subdivision Application and Excavation Regulations. KO'Connell volunteered to review the Site Plan procedures for the February 9th meeting.

8:36 p.m. Adjournment:

SFox motioned to adjourn. SChicoine seconded. Vote unanimous in favor.