

PLANNING BOARD MEETING OF August 23, 2011

Place: Town Hall Banquet Room

I. ADMINISTRATIVE BUSINESS

Chairman Wayne Hayward – Opened the meeting at 6:30 p.m.

A. Quorum/Attendance

Members Present: Chairman Wayne Hayward, Albert Borges, Albert Silva, Rene Fleurent, Gary Staffon and Jaime DeSousa

Members Absent: Peter Nopper, Joseph Morra

Planning Director, William Roth was also in attendance.

B. Acceptance of Minutes of August 9, 2011

Motion was made by Gary Staffon and seconded by Jaime DeSousa to approve the Minutes from August 9, 2011 as amended. The vote was unanimous.

- C. Planning Board Bills: 1) FNNews- Rasmussen Special Permit Ads - \$108.00
2) Office Supplies – Staples - \$59.15

Motion was made by Gary Staffon and seconded by Jaime DeSousa to pay the two bills. The vote was unanimous.

II. CURRENT PLANNING:

A. Receipt of Plans: None

B. Approval of Plans: None

III. LONG RANGE PLANNING None

IV. PUBLIC HEARING:

1. Special Permit – Mark Rasmussen – 39 Fort Street

William Roth – The applicant is requesting to convert his single family dwelling back to a 2 family. There seems to be no issues. There is off street parking. Lot size would need a waiver. There is no expansion proposed. I am recommending approval subject to 4 conditions identified within my report..

Kathleen Brennan, 37 Fort Street – We are neighbors and do not object.

Chairman Hayward– The only issue is the lot size, which is something we need to look at in general.

Gary Staffon motioned to approve with 4 conditions. Jaime DeSousa seconded. The vote was unanimous in favor. The motion passed.

2. Gen Bylaw Amendment – Chapter 316 – Procedural Rules

Chairman Hayward – Mr. Roth has given us his latest version.

William Roth - I have added procedures for those applications that we didn't have previously. I have also done some streamlining and made the various sections consistent with each other. I have recommended 2 street acceptance procedures, pre existing streets and those approved through subdivision control. The street acceptances procedures are significant. It went from 2 paragraphs to 2 pages.

Chairman Hayward – My only concern is the smaller streets and ways.

William Roth – The Planning Board still has the 81R waiver at its disposal.

Chairman Hayward – That's why street acceptances should be routed through your office.

Rene Fleurent – I feel that Mr. Roth has put a failsafe in place.

Chairman Hayward – There are a few typos that need to be fixed.

Albert Silva motioned to accept with changes. Albert Borges seconded. The vote was unanimous in favor. The motion passed.

V. OTHER BUSINESS: Next meeting: 9/27/11

ADJOURNMENT

Motion made by Gary Staffon and second by Albert Silva to adjourn at 7:36 p.m. The vote was unanimous in favor. The meeting was adjourned.

Respectfully Submitted,

James A. Pelland
Secretary, Planning Board