

**Planning Board Minutes**  
**July 16, 2018**  
**7 pm Historic Room in library**

Members Present: Jenks, Wilson, Laurie, Eiseman (recording)

Approved minutes of June 11 meeting.

Status of Attorney General's approval of zoning change. Opinion/approval expected 90 days from date received from Town Clerk. This delay could mean we do not hear of any changes or problems until September.

Updates.

Trailer park: Cory Shumway (roofer Allen Shumway's son) has reportedly entered into a contract to purchase the property under a right of first refusal granted to him in Tom Lederle's will. Mr. Shumway's brother Rick has been living in the park and Cory Shumway apparently owns one of the rental units which he rents out. The Housing Committee has been eyeing the property and is hoping to use it for affordable rental units if a deal can be struck. Many issues remain both for Mr. Shumway and town boards and commissions to consider including septic/sewer, lapsed permit for the park, storm water management and other environmental issues, etc. A potential ethics concern was discussed involving Pete Wilson's relationship with the Shumways to whom he is related through marriage. He may have to recuse himself from further substantive discussions as this project moves forward.

Dillon Sussman has left PVPC. Patti Gambarini will be attending the August 13 Planning Board meeting to begin work on the Stormwater Management bylaw and policy. The Conservation Commission will be invited to attend. Complete streets is still on the agenda but we need information from Dillon Sussman and/or PVPC as to how we will proceed under the terms of the grant for the project.

Properties are changing hands in the Village Center area and we can expect new proposals. Sewer, stormwater and other issues should be discussed with a group of town officials (Select Board, ConCom, BOH, Highway Department, ZBA, Energy Committee, etc.) about general policy as we move forward on Village Center projects.

It was noted that Water shortages are to be expected this summer unless there is a lot of rain soon.

**Review of changes to bring to fall town meeting after AG approves zoning.** In addition to bringing storm water management bylaws to fall town meeting as we have discussed earlier with the Conservation Commission, the following motions were discussed and approved:

- Amend Page 8, Section 125-5 Table 1, by inserting the letter "N" in the row for two family dwelling in the Residential and Limited Business Columns. [*Eiseman Note: This should be*

*discussed further since I believe it is a moot point given the approval of Article 45 ATM. In the Warrant for Town Meeting voters were asked to: Add §125-9.2 Two-Family and Multi-Family Dwellings to establish provisions for two-family and multi-family dwellings, including: adding new definitions; adding standards for building design, garages, entrances, parking, lighting, site design and landscaping; adding application and review procedures for these uses.]*

- Page 47 Section 125-91 C (5): Insert the red lettered and underlined language into the approved zoning bylaw to correct a typographical error to read: The attached accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence. In general, any new entrances to the accessory apartment shall be located on the side or rear of the building.
- Page 100 Section 125-26. C. 1. Change “Planning Board” to “granting authority” in the final sentence to read with red and underlined language as follows:

The granting authority shall, within 15 days, transmit one copy each to the Building Inspector, Board of Health, Conservation Commission, Historical Commission, Board of Selectmen, Highway Department, Fire Department and Police Department [Amended 5-4-1991 ATM, Art. 18] who shall review the application and submit their recommendations and comments to the granting authority concerning:

Jenks also recalled some comments/corrections sent by Sussman in March that the Board should review relative to Stormwater Management. Currently, the zoning bylaw approved at Town Meeting has “place holder” language for Stormwater Management at Section 125 8.2 K; the other comments may have already been dealt with as a result of passage of the zoning changes.

**Status of HRD press property.** The ZBA has not heard that any appeals have been filed; whether the sale has gone through is unknown.

Next meeting currently scheduled for August 13 with an extra meeting scheduled on August 20.

Adjourned 8:07 pm