

PLANNING BOARD
MINUTES OF MEETING
JULY 14, 1992

MEMBERS PRESENT: Lionel Martel, Joe Etelman, Jim Richards,
Michael McDonnell, Bob Corsetti, Jerry
Reese, (Ron Cole arrived late)

ALSO PRESENT: William Collins, Jacqueline Freeman -
recording secretary

Chairman McDonnell convened the meeting at 7:04 PM.

ITEM #1: Approval of minutes of June 23, 1992.

Jerry Reese questioned the use of "not enforced" in reference to the restrictive covenants of the industrial park at the end of the first paragraph of ITEM #2. He made the motion to amend the minutes to add "by property owners" and to change from 50 to 60 people attending the meeting to 15 to 20.

Bob Corsetti seconded.

Jim Richards and Lee Martel abstained.

There were not enough members left to make a quorum.

Jerry Reese made the motion to table his amendment until the next meeting.

Joe Etelman seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Mt. Pleasant Trust (Joseph Sawtelle Trustee). Assessor's Map 21, Lots 26 and 28, located on 197 Henry Law Ave. & Hanson Ave.

Peter Whitman explained that the house got shifted during construction, therefore necessitating the lot line adjustment.

Jerry Reese moved to accept the application.

Lee Martel seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jerry Reese made the motion to approve.

Jim Richards seconded.
VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by David & Joanne Rollins (Kenneth Latchaw, Applicant), Assessor's Map A, Lots 47-10 and 47-12, located on Reyners Brook Drive.

Kevin McEneaney represented the Latchaw's and the Rollins. He stated the new lot line will add 17,914 sq. ft. to the Latchaw's parcel. He stated that the septic system locations have not changed.

Jerry Reese moved to accept the application.
Lee Martel seconded.
VOTE U/A

Public hearing opened.

Kevin McEneaney read a letter from Steve Calculator, Acting President of Reyners Brook Home Owners Association, stating that he has no problem with the minor lot line revision and recommends its approval.

Public hearing closed.

Jerry Reese made the motion to approve.
Jim Richards seconded.
VOTE U/A

ITEM #4: Consideration of acceptance of an application for a major subdivision of land owned by White Enterprises Inc., Assessor's Map I, Lots 32 and 51A located on Mast Road.

Kevin McEneaney represented the application. He said it is a five lot subdivision on approximately 12 acres of land. He said that the water services are in and the sewer line will be extended to service the lots.

Jerry Reese made the motion to accept the application.
Bob Corsetti seconded.
VOTE U/A

Public hearing opened.

Kathy Hoyt, 48 Mast Road, was interested in knowing when the project would be started.

Kevin McEneaney stated that the sewer line will be behind the lots and there will be no cutting up of the street.

Public hearing closed.

Jerry Reese made the motion to approve with the following conditions:

1. Street addresses be assigned to the lots.
2. The plan and profile for the sewer line be submitted for review and approval by the City Engineer.

Joe Etelman seconded.

VOTE U/A

ITEM #5a.: Discussion of zoning amendment affecting parcels located in the existing I-1 zone bounded by Knox Marsh Road, Littleworth Road and the Spaulding Turnpike.

Bill Collins stated he feels that the approval of the zoning amendment would be a good move. He said it may or may not result in additional buildings but it will create opportunity. Along with reducing the lot size the amendment will reduce the setbacks as well. The recommended uses are identical to the I-1 Zone.

Jerry Reese stated that he is still in favor of this amendment.

Lionel Martel made the motion to approve and send it to the Council with the recommendation for adoption.

Jerry Reese seconded.

VOTE U/A

ITEM 5b.: Discussion of street specifications.

Bill Collins stated that this proposal has not had a public hearing. It does not need to go to the Council and what the Board decides will be final. He went over the proposals and gave examples of the different types of street. He said he tried to delineate a line on the map showing the Urban Core but it would take 5 pages to define it.

Jim Richards suggested have the City Attorney write up the verbiage.

Bob Corsetti felt a workshop should be scheduled. He said that the Urban Core should be left alone and subdivisions should come to the Planning Board on a case-by-case basis.

Lee Martel agreed that a workshop should be held.

Jerry Reese made the motion to refer this to a workshop and then to a public hearing.

