

- Priorities of the Planning Board: new zoning; Town Meeting; focus on an 18-month agenda; Housing Production Plan; Master Plan Implementation; North Main Street Study; Holton Street Study; Accessory Dwelling Units (ADU's).
- Administrative Priorities: procedures, handbook, administrative meetings
- Public Outreach: website; meetings with precincts/Town Meeting Members; Educational Fora; Q/A and Listening with the Public.
- Schedule for next meetings: April 20th, maybe April 26th (1st night of Town Meeting), maybe May 3rd (another night for TM), May 11th, May 25th.

3. ZBA Petition #3935 – 2 Abby Road (Lot 1) Building Permit Appeal:

Mr. Kreiger (Town Counsel): Under the bylaw, the PB makes recommendations. This is an appeal of a Building Permit so the PB has no official role but can make a recommendation if so choose. This is for Lot 1; the house is too tall and does not comply with the development agreement nor with subdivision approval.

Mr. Szekely: Concurred with Town Counsel and recommended unfavorable action or no action. Noted that the initial footprint for a building was to establish drainage design for stormwater. With changes in the building size, the drainage requirements need to be revisited.

Ms. Dale: Would like to revisit the past minutes and agreements to understand the impact to neighbors with this design.

Ms. Hannon moved to not make a recommendation based on the PB not having jurisdiction. Ms. Scott second the Motion. Vote: Hannon, Scott, Jerius in favor; Dale opposed. Motion passes 3-1-0.

4. ZBA Petition #3936 – 1 Chardon Road:

Mr. Szekely: This petition is for a Special Permit to construct an addition that is closer to the front property line than permitted as of right. It is a covered porch totaling about 200 square feet. He recommends favorable action.

Discussion:

- Porch looks cantilevered over the lower level.
- Adds character value to the house and neighborhood.

Ms. Scott moved to recommend favorable action to ZBA Petition #3936 for 1 Chardon Road. Ms. Dale second the Motion. Vote: Hannon, Scott, Dale, Jerius in favor. Motion passes 4-0-0.

5. ZBA Petition #3937 – 6A/6B Webster Street:

Mr. Szekely: This was previously submitted with an attached garage and large dormers; the PB recommended unfavorable action with prejudice, meaning the applicant could not return with the same or similar design. This new design incorporates the PB's previous comments. There are 2 votes pending: whether this is significantly different than the previous design and whether this design is ok to receive a favorable action decision. He concurs this is a significantly different design and recommends favorable action.

Ms. Hannon moved to identify this design has specific and material changes to make it a different project. Ms. Scott second the Motion. Vote: Hannon, Scott, Jerius in favor; Dale opposed. Motion passes 3-1-0.

The Petition involves a Special Permit to construct the dormers that are more than 50% of the width of the roof plane and Site Plan Review to construct a duplex greater than 3,600 square feet.

Discussion for the Site Plan Review:

- Is there a landscape plan?
- Important to minimize paved surfaces; suggestion to move driveway to the other side of the house.
- What trees are being removed and what trees are being added?
- Could the house be turned and make it longer?

Discussion for the Special Permit:

- The dormers look better.
- They are comparable to the neighborhood in scale but on the larger side.
- Concern with the size of the garage roof, specifically the height.

Ms. Errico: The height on the garage is to match the one they moved. The location is to block the view of the condos behind the property. Moving the driveway to the other side of the house would increase the amount of pavement. As for turning the house, the lot dimensions are too narrow to make it work.

Public Comments:

Ms. Joyce Santosuosso (direct abutter): has concerns that were put in a letter. The scale of this building is too big and not consistent with the neighborhood. Concerns with the storm water drainage. And very disappointed to see the two large trees removed.

Mr. Mike Jeffris (lives across the street): The location of the driveway will cause the headlights to shine into his home. If the driveway were flipped, it would help.

Ms. Rudolph: The applicant has mitigated concerns for stormwater runoff.

Ms. Scott moved to endorse ZBA Petition #3937 for the Site Plan Review with the following conditions:

1. Plant large trees.
2. Reduce the height of the garage.
3. Provide a landscaping plan.

Ms. Dale second the Motion. Discussion:

Ms. Hannon: Suggested breaking up the massing on the side and rear façades to give a 3-dimensional definition, reducing the size of the rooms and oversized dormers and decreasing the overall scale of the house.

Ms. Scott withdrew her motion.

Ms. Scott moved to endorse ZBA Petition #3937 for the Site Plan Review with the following conditions:

1. Plant large trees.
2. Reduce the height of the garage.
3. Provide a landscaping plan.
4. Break up the massing on the side and rear facades to give 3-dimensional definition.
5. Reduce the size of the rooms and oversized dormers.
6. Decrease the overall scale of the house.
7. Relocate the driveway to the other side of the house.

Ms. Dale second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

Ms. Scott moved to recommend favorable action for Special Permit for ZBA Petition #3937 for Special Permit with the same conditions as the Site Plan Review, and specifically Section 9.4.2. Ms. Dale second the Motion.

Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

6. ZBA Petition #3938 – 29 Oxford Street:

Mr. Szekely: This Petition is for a Special Permit to construct an in-ground pool that will be located closer to the side property line than is permitted by right. He recommends favorable action.

Discussion: a pool is not considered hardscape.

Ms. Dale moved to recommend favorable action to ZBA Petition #3938 for 29 Oxford Street. Ms. Hannon second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

Ms. Hannon moved to adjourn the PB meeting. Ms. Scott second the Motion. Vote: Hannon, Scott, Dale, Jerius in favor. Motion passes 4-0-0. Meeting adjourned at 10:40 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary