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Redevelopment Board Minutes 02/01/2010

Minutes of Monday, February 1, 2010

Second Floor Conference Room, Town Hall

Members Present:
Bruce Fitzsimmons
Chris Loreti, Chairman
Roland Chaput
Ed Tsoi
Andy West

Also Present: Carol Kowalski, Director of Planning & Community Development, and several members of the public

Mr. Loreti called the meeting to order at 7:00 p.m.

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The Board discussed Symmes and the lack of news from Tom O'Brien since the January 4 meeting. The Director was asked to contact PNC bank to confirm that they received the November letter from the Board since there has been no response from PNC. Ms. Kowalski informed the Board of a developer whose client was interested in building senior housing at Symmes. The Board agreed that the Chair and Ms. Kowalski should set up a meeting with this developer, and to let Tom O'Brien know of this meeting.

The Board reviewed draft language for the proposed zoning bylaw amendments. Ms. Kowalski updated the Board on the ZBA Chairman's concern as to whether certain language in the variance review amendment might be in conflict with Mass General Law Chapter 40A. Town Counsel posed the query to the Attorney General's office, but the determination was not conclusive. Ms. Kowalski would inquire with the ZBA Chairman as to whether the ZBA was still interested in pursuing the variance review amendment and would co-sponsor it with the Redevelopment Board.

Ms. Kowalski would ask the Town Engineer and Building Inspector to review the proposed Brackett Sign amendment. The Board asked Ms. Kowalski to add language to address the safety of such signs swinging in the wind. The Board also asked that the maximum area of the bracket sign be defined as filling an imaginary rectangle around the outermost parts of the sign, if the shape of the design is irregular, as in the Richardson's Ice Cream sign at the Capital Theater. The Board wished to compare the proposed bracket sign amendment with the most recent warrant article for projecting signs.

Regarding the Green Communities designation and Research and Development amendment, Ms. Kowalski was asked to seek a written determination from the state's Green Communities program confirming their guidance that, absent a definition of R&D, alternative energy R&D is presumed allowed.

The Board asked Ms. Kowalski to review the proposed sign lighting amendment with the Zoning Enforcement Officer to confirm whether the language would prohibit him from issuing a permit for the type of LED signs that is the object of the article.

The Board asked Ms. Kowalski to see that the Symmes resolution article is sponsored by the Redevelopment Board and co-sponsored with the Board of Selectmen, if they wished, and to inform the Selectmen's office that the Redevelopment Board offered to draft the language and coordinate on the hearing date.

Regarding the Selectmen's article to increase the Zoning Board of Appeals from three members to five members, the Board asked Ms. Kowalski to solicit the Selectmen's and ZBA's comments before the Redevelopment Board's required public hearing, and to learn the intent of the article.

The Board next discussed the Commercial Development Report. Ms. Kowalski was asked to pursue the site plan drawing offer by Clarissa Rowe. She was also asked to coordinate with Ms. Rowe, a member of the study review committee, on the format and content for the meeting. Ms. Kowalski would outline the agenda for the meeting between the ARB and the Selectmen based on a verbal outline Mr. West provided at the meeting.

The Board considered the January 4 and 11 minutes and several amendments to them. Mr. Fitzsimmons moved to approve the January 11, 2010 minutes as amended. Mr. West seconded. All voted in favor. Mr. Chaput moved to approve the January 4 minutes as amended. Mr. West seconded. All voted in favor.

The meeting adjourned at 10:50pm.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio

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