

A regular meeting of the Planning Board was held on Wednesday July 27, 2016 in the Selectmen's Meeting Room at Town Hall. Co-Chairman Faria called the meeting to order at 7:00 PM and adjourned at 10:15 PM Present: Co-Chairmen John Faria and Alan K. Dresios, Vice Chairman Heather Sievers, Clerk Charles B. Wills and Michael Sheehan. Also present: Attorney's Jay and Jason Kimball and Michael Walsh

1. **7:00 PM Continued Public Hearing** - Venuti Way, Joseph Pedoto Trustee, The Little Joe Realty Trust – Attorneys Jay and Jason Kimball *Motion by Wills seconded by Sievers the board granted the applicant's written request to continue the public hearing without discussion to August 31, 2016*
2. **Reorganization** no action was taken
3. **Approval Not Required Plan (ANR)** 55 & 57 Locust Street, Attorney's Kimball and Kimball The Board approved and signed the plan creating two new lots
4. **Subdivisions** Ramsdell Way, Michael Touchette – No discussion
5. **Adult Entertainment District**, Attorney Michael Walsh - The discussion from the previous meeting on possible changes to the zoning bylaws continued. Attorney Jason Kimball participated in the discussion. Walsh submitted MGL 4A 7 non-criminal disposition statute, which he said was easier and less expensive. Discussion included put not limited to: enforcement through Board of Health; District Courts are not equipped for zoning; town zoning bylaws fines are increased to \$500 (five hundred dollars) a day; Board of Selectmen can enforce suspension of a permit which could be more costly than a fine. Walsh submitted Bylaw Chapter 58.
6. **Scenic Roads Application and Material Review** No discussion
7. **Fences and Shrubbery** - Continued discussion on regulations at street intersections - No discussion
8. **Request to Purchase Town Land** Paul Scott, 9 Witham Street, land between his property and Route 128 Map 52 Parcel 725 - Discussion continued to August 31, 2016
9. **National Development, Utility Screening**: Doug Straus read Section 5.d.7, saying screening is for big systems, not metering. He showed photos of meters on the back of buildings; some have no clearance, some face Reedy Meadow/back parking lots and continued that the gas company requires three feet all around from the meter. Upon speaking with his predecessor Ed Marsteiner on the matter, they do not consider gas meters to be utility systems and a waiver is needed or not. **Pedestrian safety**: Straus stated the crossing from the apartments to the retail/office site has been remediated. **Consultant**: Straus stated Walter Adam (board's consultant on the design standards) mostly sees sign and lighting applications, part of the issue is monitory. Straus stated he can negotiate with Adams, and will work with Mrs. Randle on the language.
10. **Zoning Bylaws** – Mrs. Randle will contact Virtual Town Hall to remove the Zoning Bylaws from the web page.
11. **Rules and Regulations** - No discussion
12. **Master Plan** – Master Plan Subcommittee Chairperson Heather Sievers noted after August the Board of Selectmen will meet weekly.
13. **Minutes** No minutes
14. **Propose Agenda Items for Next Meeting** No discussion

Respectfully submitted,

Kathy L. Randle, Planning and Land Use Assistant
APPROVED: