

PLANNING BOARD
February 28, 2023, at 7:30 PM
In Person at Mayer Room, 13 South Street & Via Zoom

In attendance:

Members: Brian Edwards, Kristine McDevitt, Paul Simon, Jarett Berke, Iain Sim, Catherine Rieke, and Jack O'Toole Beth Esinhart via Zoom.

Staff: Alex Taft and Rob Houseman

Others: Jolin Kish, Kent Friel, Nicolas Macri, Dave Anderson, and Jennie Chamberlin.

Edwards called the meeting to order at 7:30 PM and recognized the members present.

1. First public hearing on proposed zoning amendments

Edwards gave a brief overview of the 6 proposed amendment being presented in this Public hearing and clarified that each amendment would separately be voted on.

A. Article Two, Amendment No. 1

Edwards stated that the discussion would begin with Amendment No. 1

McDevitt proposed a revision to the amendment that limits the expansion of dorms for those constructed prior to the adoption of this amendment. The board discussed this proposal.

Edwards called for public input.

Nicolas Macri spoke in favor of the amendment as proposed during this public hearing.
Jennie Chamberlin spoke in favor of amendment as proposed during this public hearing.
Dave Anderson spoke in favor of amendment as proposed during this public hearing.

The board discussed options for revisions which included a time period between expansions and adding language for cumulative expansions not exceeding 35%.

The board tabled consideration of this Amendment No. 1 to a future public hearing.

B. Article Three, Amendment No. 2

Edwards asked staff to explain Amendment No. 2 and opened the public hearing.

Nicolas Macri spoke in favor of the amendment as proposed during this public hearing.

The board made a motion to APPROVE the proposed amendment and voted unanimously (7-0) to move the amendment forward to the Town Meeting warrant.

C. Article Four, Amendment No. 3

Edwards asked staff to explain Amendment No. 3 and opened the public hearing.

Nicolas Macri spoke in favor of the amendment as proposed during this public hearing.

Edwards asked for illustrations to accompany the language of the amendment when advertised to the public.

Sim raised concern with the wording of “adjacent to” within the build-to definition. The board discussed how to achieve the intent of this amendment with clearer language.

The board tabled consideration of this Amendment No. 3 to a future public hearing.

D. Article Five, Amendment No. 4

Edwards asked staff to explain Amendment No. 4 and opened the public hearing.

Nicolas Macri spoke in favor of the amendment as proposed during this public hearing.

The board discussed the impacts of the proposed amendment on the town and potential property impacts.

The board made a motion to APPROVE the proposed amendment and voted 6 in favor and 1 opposed to move the amendment forward to the Town Meeting warrant.

E. Article Six, Amendment No. 5

Edwards asked staff to explain Amendment No. 5 and opened the public hearing.

Nicolas Macri spoke in favor of the amendment as proposed during this public hearing.

The board discussed the opportunity for this amendment to cause both multi-family units and whole structures to be multi-family dwellings.

The board made a motion to APPROVE the proposed amendment and voted 6 in favor and 1 opposed to move the amendment forward to the Town Meeting warrant.

F. Article Seven, Amendment No. 6

Edwards asked staff to explain Amendment No. 6 and opened the public hearing.

Nicolas Macri spoke in favor of the amendment as proposed during this public hearing.

The board made a motion to APPROVE the proposed amendment and voted unanimously (7-0) to move the amendment forward to the Town Meeting warrant.

2. Other Business

No other business was discussed.

3. Adjourn

A motion to adjourn at 9:08 PM was made and passed unanimously.

Submitted by Alex Taft