

Approved October 26, 2005

**Minutes of Public Hearing
October 12, 2005
7:00 PM**

Members in attendance: Melissa Reeves, Vice Chair, John D. Flynn, Joseph Kruzel, and Robert Majkut

Members absent: Joseph Dolben, Anthony Bongiorno, Associate Member

Warrant Article for Special Town Meeting November 7, 2005: Melissa Reeves called the meeting to order and introduced the Board members. She then read the statement of authority and the legal notice from the Reminder advertised on September 26 and October 3, 2005. No Town agencies reported to the Planning Board regarding this issue.

John Flynn asked Dr. King, 88 Ames Road to explain the reasoning for wanting the zoning change from Business to Residential for this piece of property on Ames Road to North Monson Road. Dr. King stated the property was zoned for business in the 1940's for a printing shop. At present Dr. King's son would like to build a house on this parcel of land on the North Monson Road side. Flynn stated the business zone runs in a strip; straight line in the woods and follows the contours of North Monson Road making it curve and wider in spots up to the town line. This zone change would only affect Dr. King's property allowing his son to build a house closer to the road and not having a lengthy driveway.

Gary Lambert, 185 North Monson Road, asked if his intent was to build one house or to build a subdivision.

Reeves stated he could build either right now; the only difference with the zone change is the house could be closer to the road.

Flynn said as it stands now he cannot build close to the road.

Reeves said the way it is zoned now it could be developed with businesses right now instead of houses.

Flynn explained it could be opened to development now; nothing is being given here that is not already here. The only difference is the house could be closer to the road.

Lambert asked about wetlands and brooks.

The wetlands and brooks have to be dealt with on this property just as any other property, King must go through the Conservation Commission like everyone else, Flynn stated.

Tony Paquette, 83 North Monson Road, asked exactly how far back the business zone is. Flynn stated it varies as it follows the contours of North Monson Road: anywhere from one hundred feet (100') to seven hundred feet (700').

Flynn said have residential zoning will protect more open space following the bylaws.

Barbara Bidwell, 61 North Monson Road, asked what is R-6.

Reeves stated in R-6 zoning the frontage required is larger and more acreage is needed. This zoning is usually in the hill areas.

Steve Hapgood, 74 North Monson Road, asked what this meeting was for.

Flynn explained it was informational; to change one person's district to restore it to what it was, one person only, Dr. King's property.

Paquette asked if King had building plans because the property goes directly behind him. Flynn explained King has to answer to the zoning, the same as any other house that is going to be built.

With no other questions Reeves closed the Public Hearing at 7:25

Submitted by: Jane M. Budynekiewicz, Clerk