

**Planning Board
Minutes of Meeting
November 1, 2007**

**** Approved November 29, 2007**

Members Present: Mark Montanari, Chairman; Richard Dennis Jr., Vice Chairman; and Steve Wheaton, and Janet LaVigne., Members

Members Absent: Gregg Champney, Clerk

The meeting was called to order at 7:30 p.m. Mr. Montanari noted that with only 4 Board members present, all the Public Hearing applicants had chosen to have their Public Hearings continued to a later date. The Board discussed the upcoming meeting schedule, noting that there was not a meeting date where all could be present until Thursday, November 29.

The meeting adjourned.

Public Hearing – Telecommunications Special Permit – 678 Great Road – Verizon at Spectacle Pond – The Public Hearing was opened with the reading of the Hearing Notice as published in the Littleton Independent on October 18 and 25. Mrs. Toohill noted that there was a written request from Verizon to continue the hearing to the next available meeting date with all Board members present. Mr. Wheaton made a motion to continue the Public hearing to Thursday, November 29 at 8:45 p.m. Mr. Dennis seconded this motion and the Board voted 4 to 0 in favor of this motion. The meeting reopened.

Site Plan Modification – 178/184 Ayer Road – Attorney Ray Lyons and Bob Elliott of R. Wilson and Associates were present for this discussion. Mrs. Toohill noted that this application was only for a modification to the Site Plan; the changes proposed would trigger the need to modify the Special Permit, but there was only the Site Plan application. Mr. Lyons stated that the owner of the site, Mr. McNiff wanted to continue the use of the trailers on the site during construction and after construction is complete; the trailers are used as warehouse area. Mr. Montanari asked where the trailers had been located prior to moving them all to this site; the trailers need to be moved off this site. Mr. Wheaton asked how many trailers are on the site, noting that there seems to be a large number. Mr. Lyons stated that there are about 30 trailers on the site. Mrs. LaVigne stated that it is an eyesore, and noted that no construction could occur on the site while the trailers were in the way. Mr. Elliott stated that a comment from the Water Department suggested that the parking for the trailers would have to be bituminous rather than crushed stone. Mrs. LaVigne stated that was her feelings as well and suggested a bigger building rather than trying to keep trailers on the site.

Mr. Lyons asked about some sort of temporary permit for the trailers; he noted that the location proposed for 6 trailers was away from the road. Mr. Wheaton stated that he would not support the continued use of trailers at this site. Mr. Montanari agreed. The discussion continued about temporary trailers. Mr. Lyons stated that the owner is already being fined for the use of the trailers at this site.

Planning Board Minutes – November 1, 2007

Mr. Elliott asked about the changes to the Aquifer and Water Resource District Bylaws. Mrs. LaVigne stated that the new bylaw changes allow for more impervious only if the low impact development schemes are used to treat runoff.

Mr. Lyons stated that Mr. McNiff had indicated that he needs the trailers to remain on the site. Mr. Wheaton stated that Hunter Appliance had conducted business for 35 years without trailers on this site; the use is not allowed; this is an ongoing enforcement issue, and he would not approve any temporary use for the trailers. Mrs. LaVigne agreed that this is not the type of site the Town wants to see there; he asked about the construction of the approved Site Plan. Mr. Lyon stated that the business is tied to the housing construction industry so would not expect it to be built soon.

The discussion continued. Mr. Lyon asked that the board not vote yet on the Site Plan Modification, he would like the opportunity to bring back new information. The Board scheduled a continued discussion of the Site Plan on November 29 at 8:30 p.m. The meeting adjourned for another Public Hearing.

Continued Public Hearing – Aquifer District Special Permit – 509 Great Road – Littleton Sports Center

Continued Public Hearing – Setback Special Permit – 509 Great Road – Littleton Sports Center

Site Plan Review – 509 Great Road – Littleton Sports Center

Mrs. Toohill stated that the engineer for the applicant had requested that the Public Hearings for this site be continued to a meeting where all 5 Board members would be present. Mr. Dennis made a motion to continue the Public hearings to 9:00 p.m. Thursday, November 29. Mr. Wheaton seconded this motion and the Board voted 4 to 0 in favor of this motion.

Board Business – Draft **minutes** from the meeting of September 6 were approved. The Board reviewed the proposed relocation of the Planning Board **office** to the third floor, noting that some work still needs to be done to correct deficiencies. Mrs. Toohill stated that for the **25 King Street** site, the Building Inspector had told the builder any change to the Site Plan would require approval by the Planning Board; they could not change the garage space into storage space or retail space without proper approvals. The Board asked that a letter be sent to the Board of Appeals regarding the **Lexington Place** lot. The members expressed concern with creating a substandard lot, safe and proper access, frontage, and the overall concern of addressing the issue of unbuildable lots in the Lake area.

Bills and **payroll** were approved for payment. Mrs. Toohill stated that the **FY09 budget process** is underway, and the Finance Committee has scheduled the Planning Board to meet with them on November 27 at 8:30 p.m.

Planning Board Minutes – November 1, 2007

The Board members endorsed the mylars for the **550/560 King Street site plan**, noting that the required changes had been made to the plans.

Mrs. Toohill stated that IBM had met with Town officials regarding their move to Littleton, and had expressed concerns with rail service, with no “outbound” stops in Littleton in the morning that would meet commuting requirements; and the issue of how to address the traffic levels at the Common.

Sign Bylaw Discussion – Bev Cyr was present for this discussion. She stated that the concerns she heard from the Appeals Board members were that they would like a committee set up like the Government Study Committee to get an overall picture of the sign bylaw and discrepancies with current signs and the wishes of the townspeople. Mrs. LaVigne asked if volunteers would be able to inventory the signs to assist the process. Mr. Dennis stated that the current bylaw has not been enforced and asked if there were specific proposals to modify the bylaw. Mrs. Cyr stated that the latest application to the Appeals Board regarding signs was for Encores Antiques to have a sign facing the Mobil Station. The Planning Board members noted that there was not much interest in this issue, with 2 people attending the meeting.

The meeting adjourned for another Public Hearing.

Continued Public Hearing – 555 Newtown Road – Definitive Subdivision – The chairman reopened the Continued Public Hearing for the Definitive Subdivision at 555 Newtown Road, known as the “Village at Newtown Hill”. Mrs. Toohill noted that there was a written request from the applicant’s attorney to continue the Public Hearing to a meeting with all 5 Planning Board members present. Mrs. LaVigne made a motion to continue the Public Hearing to 8:00 p.m. Thursday, November 29. Mr. Wheaton seconded this motion and the Board voted 4 to 0 in favor of this motion.

Mrs. LaVigne made a motion to grant the applicant’s request to extend the time frame to make and file a decision on the Definitive Subdivision “Village at Newtown Hill” at 555 Newtown Road for 45 days, making the new deadline for a decision January 18, 2008. Mr. Dennis seconded this motion and the Board voted 4 to 0 in favor of this motion.

The meeting adjourned at 9:00 p.m.

Signed,

Gregg S. Champney, Clerk