



that showed the industrial uses behind Stonegate and the multi family development next to Stonegate. She showed 9 units from Orchard Woods would fit onto the property the 6 units are being proposed. The Chair opened the hearing to the public. Atty. Scott Eriksen, representing Stonegate, gave a presentation and stated that patchwork zoning, meaning taking pieces of CEIOD and pieces of BAOD to get the result you are looking for, should not be allowed. Chris Bowman, 3 Julio Street, stated that the RM zoning should apply to this project and that it is not allowed under CEIOD. Brian Latina, 15 Jesse Road, stated he did not know what an industrial day care is and then said the proponent planned a trail and a bench but forgot parking. Richard Malloy, 68 Stonegate, had several concerns including parking, drainage, noise, devaluation of existing properties. He stated that this has no benefit to the Town. Elaine MacDonald, Reid Road, stated she thought that the overlay would fill the empty buildings with business, restaurants, and residential not allow condos to be squeezed onto a small lot. George Zaharoolis, Princeton Street, asked about the inclusionary bylaw and if the applicant provided enough evidence to satisfy the Board that lesser fee is appropriate. He asked about a public gathering place, per the bylaw. Ambrish Varma, 33 Stonegate, stated that the industrial building behind his unit is very loud in the summer while the air conditioning is on. Curtis Barton, State Street, stated that the Board might be able to approve this project, but it shouldn't. Yasir Iqbal, 61 Stonegate, stated he had heard about this development and it will be in his backyard and he does not want it approved. Michael Cooney, 69 Stonegate, said that when the 40B next to him went in, many moved. He stated that with this project he may have to move. Asked the Board to please not allow this project. Kara Haas, 116 Turnpike, stated she wanted to speak for her children which go to the industrial daycare. She then said that the construction going on next to her is loud and constant. Donna Newcomb, P9 TMR, stated this type of development was not what she had in mind when she voted for the 129 Overlay. She urged the Board to preserve the character of the Town and make thoughtful decisions. Richard Stander, 153 Turnpike, feels this density is disruptive to the neighborhood. Michael Brenamen, 71 Stonegate, stated he opposes this for the reasons stated by the previous speakers. Gerry Hall, Lovett Lane, feels there are too many exceptions to the rule and opposes this project. Virginia Timmins, Lovett Lane, stated this is a density issue, home values and quality of life and asked the Board to make this decision community-centric. Michael Cooney asked about the letters and wanted them read out loud. Laura Shulze, 37 stonegate, stated she has 6 cars at her home. She wants the Board to think about that and wonders where people from this new development will park. Chris Bownam, 3 Julio Street, restated that there are minimum standards for the RM district and this project does not meet those standards. Michael Cooney stated to the Board that 26 people could be living on this small lot. Barry Mikoluk, 62 Stonegate, wondered how anyone would look at this lot and think 15 units would be appropriate. He said six is better but still feels 2 would be acceptable. Atty. Robbins addressed the comments stating this project came from working with the abutters and is no longer a 15 unit apartment building but is a 6 stand, alone single unit condominium development that fits in with Stonegate. Kohl made a motion to close the public hearing, seconded by Parlee. Unanimous. Kohl made a motion to approve the application, seconded by Parlee. The Board deliberated and decided to take a short break so that the applicant could discuss the over 55 preliminary sales that were suggested by the Board. Parlee withdrew the motion to approve, seconded by Shanahan. Unanimous. Parlee made a motion to reopen the public hearing, seconded by Shanahan. Unanimous. Atty. Robbins addressed the Board and

suggested that her client is prepared to market all the units for the first 45 days as over 55. Chris Bowman spoke again and stated that it does not matter the age it still does not meet the requirement of the RM District. Atty. Eriksen made the point that even though these units will be marketed as over 55, this is not a deed restriction and will be allowed to be re-sold without the 55+ requirement. Michael Cooney spoke again and stated that if this project goes in the next project will be asking for the same. Sue Johnson, 154 Turnpike, stated she has no plans to sell anytime soon. She also wanted to point out that she has 5 abutters behind her in Stonegate and will only have 3 next to her in this new development. Kohl made a motion to close the public hearing, seconded by Parlee. Unanimous. Kohl made a motion to approve the project subject to the 2 vehicle restriction, 60 days marketed to 55+, and the list of conditions prepared by Mr. Belansky, seconded by Parlee. 5-2, Motion carries. Kohl and Walsh vote nay.

### **Administrative Review:**

**278-282 Mill Road**, Rainbow Builders, seeks **BAOD / CEIOD Applicability finding** for a 5,400 sf building that will include a restaurant and potential retail  
Brian Geaudreau, Engineer for the project, appeared before the Board and described the project. He cited the location next to the Mill and 3 Apartments and stated there is a 26' incline to the rear of the property which is why the building is situated at the rear of the property. The Board had questions about the parking which should be in the rear as required in CEIOD. The Board suggested a parking deck may be possible, and also requested the sidewalks be laid out on the plan. Araway made a motion to approve the applicability finding for 278-282 Mill Road, seconded by Shanahan. Unanimous. 7-0

### **New Business:**

#### **Zoning Items    Review updated Zoning Map – Vote to Endorse**

The Board was presented with the large printed official zoning map. Kohl made a motion to direct the Chair to endorse the map presented, seconded by Shanahan. Unanimous 7-0

#### Minutes-

Parlee made a motion to approve the January 30, 2019, meeting minutes, seconded by Kohl, unanimous  
Parlee made a motion to approve the February 13, 2019, meeting minutes, seconded by Kohl, unanimous.

Parlee made a motion to adjourn, seconded by Kohl, unanimous.

### **Next Meeting**

**- April 10, 2019**