

**TOWN OF MILLVILLE
BOARD OF SELECTMEN**

MINUTES OF MEETING

July 21, 2014 - 6:00 p.m.

Board of Selectmen Members Present: Chairman Roland Barrett, Vice Chairman Joseph Rapoza, Selectman Jennifer Dean Wing and Selectman John Laura (arrived late)

Board of Selectmen Members Absent: Selectman Robert Baker

Others Present: Executive Secretary Helen Coffin

Chairman Barrett opens the meeting at 6:10 p.m.

The Boards meets jointly with the Planning Board to address the development of zoning to facilitate economic development. Town Planner Joe Laydon briefly provides an update on the progress of the Master Plan and advises that the Planning Board wishes to discuss two issues with the Selectman this evening.

#1 Rezoning of the Zoning Bylaws. The Planning Board seeks the general consensus of the Board in connection with the creation of new districts in the zoning bylaws. The purpose for the rezoning is to discontinue the process of special permits. Mr. Laydon provides a preliminary draft of the rezoning suggested. The proposal provides for site plan review rather than special permits. The Planning Board has considered other ways of regulating the permitting process. Developers are looking for a clear path and too much unknown in the permitting process takes away interest in a site. Developers will go with a community that offers a more direct process.

The Planning Board feels that some other uses should be allowed, perhaps not retail; however, this will be reviewed and determined by the Planning Board based on what the Town would like to see. Mr. Laydon further indicates that CMRPC recommended changes to the Town's zoning bylaws including more site plan review and agreed that the Town should not rely on the special permit process. Any review in connection with rezoning involves traffic count studies - the Planning Board does not anticipate any capacity issues from a traffic standpoint.

Selectman Wing questions which parcels could potentially become something and how many lots will be affected/impacted. Mr. Laydon explains that the Town does not have the staffing to coordinate this data but CMRPC will be doing some background work on it as they have some of the data already available. Selectman Wing also questions the timeline and notification to residents as well as public hearings. Mr. Laydon advises the goal is to present something at the Special Town Meeting; however, the article can be pulled if the Planning Board isn't ready. The Planning Board will begin outreach and hold public hearings in September/October.

Selectman Rapoza reminds that the proposed changes must work in connection with the Town's infrastructure, such as the road conditions. Mr. Laydon advises that the Planning Board will address many issues in connection with issue while working on the Master Plan. There will need to be a feasibility study done in connection with the infrastructure. The Planning Board feels it is

very important to know what the Town should expect especially in connection with the Bikeway, as Central Street will be prime real estate in Town. Selectman Rapoza feels more individuals should be involved in the process such as Town collaborative. He also questions the next steps.

Mr. Laydon acknowledges that the Planning Board is on the “fast track” with this matter, however, they want to show the Town that they do mean business in connection with rezoning and the goal is to present this at the Special Town Meeting. Planning Board Chairman Brian Carroll requests that the Selectmen speak up now if there is any opposition as without the Board’s support the Planning Board would be wasting its time. He adds that retailers are not interested in dealing with a community that has a special permit process and eliminating this may open the door for national chains. This is the first step in attracting business to Town. There will be a foundation to evaluate site use along with a public process. Currently, the special permit process could potentially be held up due to abutter appeal.

Selectman Wing believes it is very important to make this foundation criteria information available to applicants and residents as well to alleviate any fears that certain items won’t be addressed during the process. The Planning Board should educate the residents as part of the process so they will accept it.

{Selectman Laura arrives at 6:50 p.m.}

#2 Non-Conforming Use.

Mr. Laydon explains the second matter which requires attention is the issue of non-confirming use which recently was addressed in connection with Mark’s Garage. He explains that the Town’s bylaws do not currently support accessory use and questions whether the Selectmen would like the Planning Board to work on updating the Town’s bylaws so these businesses can seek a special permit through the Zoning Board, or does the Board want to leave it status quo?

Chairman Barrett advises that the Board voted on the matter in connection with Mark’s Garage and authorized Town Counsel to inform the owner of the Board’s decision. Selectman Wing feels that the Board should hold off at this time making these changes as she does not feel they are appropriate in that district. The Executive Secretary advises that making amendments to the Town’s bylaws is on Town Counsel’s “to do” list so if the Board does not wish to make any amendments at this time, they should vote same.

On a motion by Rapoza and second by Wing, the Board votes unanimously to hold off and not take any action on amending the bylaws as they pertain to non-conforming use.

The Board closes the joint meeting and commences its regular meeting at 7:10 p.m.

Respectfully Submitted,
Helen M. Coffin, Executive Secretary

Roland P. Barrett, Chairman

Joseph G. Rapoza, Vice Chairman

Jennifer Dean Wing, Secretary

John M. Laura, Selectman