

**TOWN OF MILLVILLE
BOARD OF SELECTMEN**

MINUTES OF MEETING

September 15, 2014 - 6:00 p.m.

Joint Workshop with Planning Board

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

Board of Selectmen Members Absent: Robert Baker

Others Present: Executive Secretary Helen Coffin

Chairman Barrett calls the workshop to order at 6:10 p.m.

The purpose of the workshop is to discuss the Town's potential rezoning of Central and Main Streets in an effort to attract businesses, increase revenue and take some of tax burden off the residents.

Planning Member John Hadley explains that the Town is not currently attractive for businesses due to the special permit process. Most businesses do not like having to deal with this process.

Town Planner Joe Laydon presents a proposal wherein Central and Main Street would be rezoned to eliminate the special permit process. He explains that this would attract more businesses into Town and has been recommended by CMRPC for business development. The Planning Board has been working to bring the Master Plan current to 2014 standards. They identified properties on Main and Central Streets within the Village Center which could be used for commercial base while maintaining the Town's historic district. He reminds all that the Town previously adopted a Site Plan Review Bylaw. A handout is provided with bullet items and a map outlining the proposed changes. The proposal would add two new zones: a Village Center Business District and a Highway Business District. This is a common foundation to surrounding towns and offers a clear and concise process without any unknowns to the applicant.

The Planning Board's goal is to present an article for the Special Town Meeting this fall. The article will include an amended use table, the creation of the two new zoning districts and the adoption of the new zoning map. He further explains that the two added zoning districts would allow for higher diversity of uses within the Town.

Chairman Roland Barrett states that he is in favor of this proposal and hopes it will happen. The Town needs the tax relief which makes this a very important step. He has no comments or questions.

John Hadley adds that the taxpayers should be aware that although they are taking away the Special Permit process, an applicant will still have to go through a process with includes public hearings. The Town wants businesses but we want it done right.

{Selectman John Laura arrives}

Town Planner Joe Laydon explains that this is only one piece of the Master Plan which remains somewhat relevant since its creation in 1996. He will put together a bullet point list to show how this proposal lines up with other surrounding towns. He emphasizes that eliminating the Special Permit does not take away the Town's ability to enforce.

Discussion follows regarding the affects businesses will have to the Town's already failing roads. There is a MassWorks grant program available but the town must have a Master Plan. The Bike Trail will make things worse right off the top so the Town will need to work closely with the Highway Surveyor in connection with his plans for road projects. If a business were to create an unsafe situation, they could be required to make alterations to the road.

Vice Chairman Joe Rapoza supports the proposal. He feels this is an essential first step to move the Town forward.

Selectman Wing feels it allows for ease to start a business but cautions that the Town must take into consideration the safety including lack of sidewalks in some locations.

The Planning Board will prepare guidance documents which will identify how the Village Center and Highway District will be different. The thought is that the Village Center will use existing structures for a mixed use development and bring the area back to life as it was years ago.

The adoption of the new zoning map will require a 2/3 vote at Town Meeting. If Town Meeting approves the article, it will go into effect immediately.

Respectfully Submitted,
Helen M. Coffin, Executive Secretary

Roland P. Barrett, Chairman

Joseph G. Rapoza, Vice Chairman

Jennifer Dean Wing, Secretary

John M. Laura, Selectman