

1 **PLANNING BOARD**

2 September 16, 2015

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4 **ATTENDEES:** Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman, Cliff Harris, Michael
5 Dell Orfano, Gordon Leedy, Eric Hahn – Alternate, Richard Hart – Conservation Commission, John
6 D'Angelo – Ex Officio, Colleen Mailloux – Community Development Director

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8 Arnie opened the work session at 7:30.

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10 **DISCUSSION:**

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12 Colleen stated that the Board received copies of draft landscape design standards, architectural
13 guidelines and revisions to the administrative provisions of the NRSP regulations. Over the summer,
14 Colleen, with input from Gordon, worked with the Community Deveopment intern, Jil Sanchez, to
15 develop revised landscaping and architectural design guidelines. Arnie asked why the landscaping
16 standards are being revised. Gordon stated that the current ordinance is outdated and needs to be
17 updated. Colleen reviewed the proposed regulation, stating that it was modeled after the Milford
18 regulations. The regulation was developed to ensure that minimum design requirements are met, but not
19 to dictate design. The regulation will maintain the current requirement that plans be stamped by a
20 licensed landscape architect. Gordon and Rich recommended changing language regarding the
21 minimum shrub size to be 1.5' in height or breadth. Language was clarified regarding irrigation systems.
22 Colleen will revise the language per the Board's comments.

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24 The Board reviewed the architectural guidelines. Colleen stated that currently there are no architectural
25 design standards within the site plan regulations. Adoption of these guidelines within the NRSP
26 regulation will give the Board the ability to require architectural design treatments. Arnie stated that the
27 guidelines should be standards. Colleen will amend the language appropriately. There was a discussion
28 regarding rooflines, and rooflines with varying pitches. Revisions were made to encourage architectural
29 design that provides visual interest. Cliff asked about language regarding public amenities, it discusses
30 benches, bike racks.... should also include public restrooms. The Board discussed this requirement.
31 Included language to consider provision of amenities and include restrooms on the list.

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33 The Board reviewed the proposed general provisions amendments which will allow administrative
34 approval of certain projects without coming before the Planning Board. Colleen stated that minor
35 modifications, not to exceed 10% of the building or 1,000 square feet could be approved
36 administratively. Arnie recommended 500 square feet. Modifications that take place during
37 construction, changes in site design as a result of site conditions, can be addressed through a plan filed
38 with the Community Development Director. Includes language that the Director may determine that the
39 change requires board review and forward it to the Planning Board for consideration. The Director is
40 not able to grant waivers, only the planning board may do that. The board asked Colleen to make
41 modifications to the draft language.

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43 Colleen will make the revisions to the regulations as proposed and a public hearing will be held at the
44 October worksession.

46 Colleen is working on the zoning amendment language that was discussed at the last meeting which will
47 be ready for further discussion in October. Members of the ZBA have been asked to consider if there
48 are recommended zoning changes they would like addressed. Colleen will work on those
49 recommendations to bring forward to the Planning Board as well.

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51 Cliff made a motion to adjourn with Sally seconding.

52 Meeting was adjourned at 9:00PM.

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