

Meeting Minutes

March 17, 2004

7:00 p.m.

Members Present: Ellen Battaglini, Howard Burchman, and Annie Howard.

Members Absent: Barnett Adler (excused absence)

Advisory Staff: Mark LaTour

The meeting was called to order at 7:10 p.m.

AGENDA

438 Commercial St – ANR continued from last meeting.

Ellen Battaglini was the only member who went on the site visit. Annie did drive by the property.

Motion: Ellen Battaglini made a motion to approve the ANR as submitted. Howard Burchman seconded the motion and it was approved 3-0-0.

68 Shankpainter Road – Pennies Liquors

The owner had a previously approved plan for 25 parking spaces. The new plan – with some changes in elevation - would now become 28 parking spaces. They are still operating with a temporary COO.

Motion: Ellen Battaglini made a motion to approve the changes on the 3/5/04 plan. Howard Burchman seconded the motion and it was approved 3-0-0.

100 Shankpainter Road – Cumberland Farms

Cumberland Farms went to the Zoning Board of Appeals and asked to withdraw their request without prejudice since they are now in conformity and have no need for any variances.

Motion: Annie Howard made a motion to approve the revised plan of 3/8/04 for 100 Shankpainter Road. Ellen Battaglini seconded the motion and it was approved 3-0-0.

Article T – Zoning By-law Amendment – Article 3 – General Requirements

This article involved a discussion about the size of signs being larger than allowed.

Motion: Ellen Battaglini made a motion to support the Zoning By-law Amendment, Article 3, General Requirements by deleting Section 3200, Sign Regulation in its entirety. Howard Burchman seconded the motion and it passed 3-0-0.

Article X – Zoning By-law Amendment – Article 4 – Special Regulations

There are no changes in this amendment, thus:

Motion: Ellen Battaglini made a motion to support Article X; Howard Burchman seconded the motion and it passed 3-0-0.

Article Y – Zoning By-law Amendments – Section 2440 – Permitted Principal Uses (Use Regulations)

After a bit of discussion it was decided that Ginny Binder would have the best explanation of all the terminology used in the amendments..... thus:

Motion: Ellen Battaglini made a motion to continue Article Y until the next meeting. Howard Burchman seconded the motion and it was agreed 3-0-0.

Two representatives from Crowne Pointe were in the audience and wanted to tell the Board what their dilemmas are. They had just gone to refinance and the bank they went to told them their licenses were all wrong and, indeed, they really weren't licensed. They took exception, mainly, to the word dormitories. They further felt that there should be specific definitions for each category and they cited definitions that had been supplied from other cities. The Board promised they would look into it.

Howard agreed saying, "we need definitions of all this terminology."

Article 19 – Zoning Amendment Adult Entertainment

Motion: Ellen Battaglini made a motion to continue this topic until a future meeting then it would be the up to the pleasure of the Board to possibly make a change. Howard Burchman seconded the motion and it carried 3-0-0.

Minutes: March 3rd

Motion: Howard Burchman made a motion to approve the minutes of the March 3rd meeting. Ellen Battaglini seconded the motion and it passed 3-0-0.

Discussion:

It was felt that the LCPIIC should present the changes to the By-laws at the annual Town Meeting.

Also it was decided that applicants should not be given the choice to appear before either the ZBA or the Planning Board. The applicants should be directed to whichever Board was appropriate for their application.

Mark LaTour spoke briefly regarding fast food and the design standards. – not really necessary. Howard suggested shooting it over to the Historic District Committee.

Next meeting is March 24th at 7:00 p.m.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ **on** _____, 2004.

Annie Howard, Chair