

Planning Board Agenda  
Wednesday January 23, 2019  
Town Council Chambers - Town Hall  
125 Main Street  
7:00 P.M.

1. Extension: Final Plan Approval of “**Frenchtown Place**” – Applicant is Lawrence Dowler and the location is Frenchtown Road at Assessor’s Map 29, Plat 18, Lots 60 and 7. Property is zoned F-1, Farm and an 11 lot cluster subdivision on about 22 acres gained final approval on April 18, 2018. Developers are entitled to an extension of the time period for recording Final Plans under Section 21(e) of the Land Development and Subdivision Review Regulations.
2. Master Plan review - with required Public Informational Meeting - of a 12-unit residential Major Land Development proposed by Grenier Properties, LLC. Location is **32 Exchange Street**, being Assessor’s Map 085, Plat 001, Lots 087 and 382. Property is owned by Grenier Properties, LLC and is roughly 0.47 acres in size. Zoning is R-6, high density residential. 25% of proposed units will be “affordable” so the project can proceed as a Comprehensive Permit with expedited review. Property is located within the Downtown Historic District but because it is a Comprehensive Permit, the Historic District Commission’s review will be conducted by the Planning Board.
3. Pre-application review of a project that meets the definition of a Major Land Development. Applicant is NuGen Capital Management, LLC and the owner is Briggs Drive Associates. Location is **10 Briggs Drive**, (former Bostitch building) being Assessor’s Map 36, Plat 16E, Lot 36. Project involves installation of a major roof-top solar energy system which will require a special use permit from the Zoning Board of Review.
4. Review of Municipal **Capital Improvements Program** (CIP). Consistent with Chapter 55 of the Town Code, the Planning Board is charged with recommending annually a 6-year capital plan. Year 1 of said plan becomes the capital element of the Town’s overall budget for the ensuing fiscal year. Anticipated expenditures by Town Departments, including the School Department, will be discussed.
5. Minutes: The Board is asked to review and approve minutes of the 10/17/18 and 11/7/18 meetings.

Adjourn.

Posted: January 17, 2019