

Planning Board Agenda
Wednesday February 6, 2019
Town Council Chambers - Town Hall
125 Main Street
7:00 P.M.

1. Continued from January 23, 2019 - 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.
2. Continued from January 23, 2019 - 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.
3. Review of Zoning Ordinance Amendments – for recommendation to the Town Council. Specifically, revisions to Article II, Definitions, of the Zoning Code, being Section 260-6 of the Town Code pertaining to Building Height and Freeboard are proposed, consistent with State Enabling Statutes, and related amendments to "Attachment 2" of Chapter 260, Zoning, of the Town Code, *Table 2: Table of Dimensional Regulations by Zone* (last amended 5-9-11 by Ordinance No. 814) pertaining to building heights in special flood hazard areas are also proposed.
4. Election of Officers: The Board shall elect from its membership a Vice Chair as that position was recently vacated.
5. Minutes: The Board is asked to review and approve minutes of the 1/9/19 and 1/23/19 meetings.

Adjourn.

Posted: February 1, 2019