

Planning Board

Meeting Minutes

Special Session June 21,2022

- 1. ROLL CALL:** Riley Bergeron, Toni Ferraro, Stacey LeBlanc, Evan Cyr, Mathieu Duvall, Paul Jacques, Darrin Finnegan, and Brian Dubois
Absent: Joshua Daigle
- 2. MINUTES: May 3rd and May 10th Meeting Minutes – All meetings are also available on YouTube.** Mathieu requested scan in the minutes for correction of his name.
Motion to accept the minutes made by Mathieu Duvall, Seconded by Toni Ferraro.
Vote – Motion passes
- 3. PUBLIC HEARING: Text Amendment: Suggested by council with creation of a new Formed Based Code Zone T-4.2B.**

Evan explained the purpose of Planning Board, to make a recommendation to City Council.

Staff shared explanation of proposed changes.

Question from Mathieu RE: Government buildings and age restricted business, asked for clarification.

Stacey has questions regarding office space

Evan has questions of net acre VS gross acre / Staff clarifies this was language from City Council.

Brian has questions about difference of personal services & office space / Staff clarifies Personal Services being salon/barber shop

Staff shared recommendations.

Questions regarding front setbacks

Councilman Dana Staples spoke about the Comp Plan, there was a committee started in November 2020, subgroup including Mr. Staples, Mayor Levesque, Tim McCloud and City Staff, Eric Cousens & Megan Norwood.

Motion to open Public Comment made by _____ seconded by _____

Scott Barry of 179 Davis Ave – give praise to all members of the Planning Board for their work. Spoke in favor to being able to grow and progress in the city. He is concerned that there could be more signage

Jeffery Harmon of 34 Vista Drive, shares concern there has not been enough planning to come up with T4.2B, expresses the five areas need to be addressed and take into consideration height and size of buildings, setbacks, density & net acres.

Jim Lynch of 80 Shepley speaks opposed, asking the board to think of the practicality of a 14 unit building on an acre of land, need to preserve residential neighborhoods.

Elizabeth Dunn of 530 Court St speaks in frustration, does not feel as though there has been enough public comment. Residents are not happy and have tried to express concerns.

(inaudible) concerned about environmental impact, is there space for alternative housing? Questions vacant mills or other large buildings.

(inaudible) of 42 Winter St wants to see a larger meeting for everyone in the city to attend, everyone invited.

Mona Ervin of 177 Cook St. 40+ year resident, concerned about 14 unit buildings and if the school systems can handle more students. Concerns of traffic congestion on already narrow streets.

John Cleveland of 83 Davis Ave spoke of his interaction with the city and feels not all information is provided.

Ryan Smith of 11 Harris St concerned about units allowed per acre

(inaudible) of 325 Minot Ave questions affordable housing

Kaitlyn (inaudible) of Vickery Rd spoke opposed to this change

Dale Gagnon of 70 East Bates speaking in opposition of a disorderly house located on his street.

Mary (inaudible) Has concerns about traffic & speed as well as group homes and the noise coming from those homes.

Barbara McGivaren of 55 Winter St. wants to see more behind the scenes information, questions what is happening

Motion to close public comment made by Mathieu Duvall and seconded by Riley Bergeron

Deliberation amongst Staff and Planning Board:

Evan asks where the language came from, Staff clarifies this came from City Council and Staff did not change it because it was a directive from City Council.

Mathieu and Riley have questions about process to have public involvement, the different between workshop & public hearing was discussed. Staff explained the reasoning behind

registering for this meeting, to be able to safely hold the meeting and have an idea of how many in attendance to be best prepared to accommodate.

Discussion around lot size and density, looked at several parcels.

Brian Dubois makes a motion to recommend to City Council a text amendment suggested by Council with creation of a new form-based code zone T-4.2B with items listed under section 2 of your summary with a couple of revisions. One is under #9 to remove the words upper floor and say must include residential unit, and add number 12: that artists' studios and performing arts centers be considered a Special Exception

This motion is seconded by Stacey LeBlanc

Evan Cyr makes a motion to amend the front setbacks to include that we change the setbacks from a minimum of 5 to a maximum of 15 to a 5-foot minimum to a maximum of 25 foot or 25% of the lot whichever is more.

Seconded by Riley Bergeron

Vote - Motion to amend passes 7-0

The main motion is now amended to include the amended setbacks

Evan Cyr makes a motion to amend to remove note number five (5) on page 19 of 22 which read that density of 14 dwelling units per acre unless special exception subject to planning Board approval

Seconded by Mathieu Duvall

Vote - Motion to amend passes 6-1

Motion to recommend new zone, T-4.2B with amendments passes after a vote 7-0

4. PUBLIC HEARING: Zoning Amendment Court Street/City Core of T-4.2 Area to a potential new district T-4.2B per Council Directive; 1,687.41 acres from Traditional Neighborhood Development District Areas to Traditional Neighborhood Development District T-4.2B.

Staff shared their report

Motion to open public comment made by Brian Dubious and seconded by Toni Ferraro

Jeffery Harmon of 34 Vista Dr. shares confusion about the agenda and process of this zone change.

(inaudible) shares there is a petition to appeal the zone change.

Ryan Smith of 11 Harris St does not feel this process gives enough time and it feels rushed.

John Cleveland of 183 Davis Ave questions the rationale for these changes

Motion to close public comment was made by Mathieu Duvall and seconded by Riley Bergeron

Planning Board staff question, why now for this change, Staff respond clarifying this is a directive from City Council.

Discussion to post pone this topic, went through the process of postponing and challenge the reason Planning Board would want to do that.

Mathieu Duvall makes a motion to postpone this item until the first regular meeting of the Planning Board after the City Council finishes its deliberation and makes its decision on adoption of T-4.2B

Seconded by Riley Bergeron

Vote 0-7- 0 Motion does not pass

Evan Cyr makes a motion to recommend the City to not (make a map) amend(ment) (regarding changing) T-4.2 to T-4.2 B for the Court Street area with a total area having been suggested for amendment of 1,687.41 acres shown on the map exhibit A, due to process concerns specific to not knowing what the final language of T-4.2B will be from City Council that the Board would be adopting.

Seconded by Mathieu Duvall

Vote 7-0 Motion passes as amended

Evan Cyr explains the board needs a unanimous vote to take up any new business after 9pm

Brian Dubois makes a motion to continue the meeting to include agenda items 5, 6,7 & 8 which is Seconded by Mathieu Duvall

Vote 5-2-0 / The motion does not pass as it does not have unanimous vote

Motion to Adjourn the meeting made by Mathieu Duvall Seconded by Toni Ferraro
Vote 7-0-0

Meeting is adjourned.