

Planning Board Minutes March 11, 2008

BOSTON PLANNING BOARD MARCH 11, 2008

PRESENT: David Stringfellow, Vice Chairman

David Bernas

Bill McGirr

EXCUSED: Patricia Hacker

ABSENT: Jonathan King

ALSO Brian Downey Town Attorney

PRESENT: Cathy Maghran Councilwoman ? Town Board Liaison

Richard Brox Planning Consultant

Kenneth Manista North Boston Fire Company ? Building Chairman

Donald O'Bryant North Boston Fire Company ? President

Herb Klein North Boston Fire Company

Mr. Stringfellow called the meeting to order and claimed ?no meeting? due to the lack of a quorum.

MINUTES

Two minor corrections were made to the minutes ? no motion to accept the minutes at this time.

CORRESPONDENCE

Secretary Faulring reported:

- ? Distribution of the Town Directory
- ? Town Clerk Shenk's letter dated March 11, 2008 to Jonathan King advising him of his appointment as a regular member of the Planning Board
- ? Town Clerk Shenk's letter dated March 11, 2008 to Robert Chelus thanking him for his service on the Planning Board
- ? Code Enforcement Ferguson's February End of Month report
- ? Deputy Code Enforcement Officers' Lisowski and Juda February End of Month Reports
- ? Letter dated March 10, 2008 from Aaron Tiller, Project Engineer for North Boston Fire Company, to Don Hoefler at TVGA Consultants
- ? Letter dated March 11, 2008 from Donald Hoefler to the Planning Board regarding the North Boston Fire Company
- o Copies of each were given to Mr. O'Bryant

NORTH BOSTON FIRE COMPANY ? LANDSCAPE DISCUSSION

Mr. Bernas excused himself as a member of the Planning Board for this discussion.

- ? Mr. Bernas recapped the 4 major concerns from the discussion on February 12, 2008
 - o The neighbor to the East
 - o Quantity of trees
 - o Location of the trees
 - o Parking
- ? Discussion followed regarding the revised landscape plan that was submitted
 - o Mr. Brox pointed to the site plan while making suggestions, but did not state specific locations, other than the Northeast corner of the building
- ? North Boston Fire Company will resubmit the landscape plan once changes are made
- ? This plan was referred to as "final site plan" in Mr. Hoefler's letter, however, the site plan was accepted only as a revised conceptual site plan

Mrs. Maghran said that the Town Board is interested in having something in writing, or proof that a signal is not required for traffic control. She also suggested that the scale model, displayed by Mr. Kirst on February 12, 2008, be displayed at the Town Hall for local residents to view.

Mr. Bernas resumed his position as a Planning Board member.

KIDS COUNTRY CHILD CARE

Mr. Downey gave Secretary Faulring a letter dated March 11, 2008 that he sent to Donna Hartnett, attorney for Theresa Betz, and asked that it be distributed to Planning Board members.

BOSTON PLANNING BOARD MARCH 11, 2008

LIAISON ? COUNCILWOMAN MAGHRAN

Mrs. Maghran said there is a Town Board issue for the light at the proposed North Boston Fire Hall.

Also there is a neighbors? complaint that the Town is requiring a rezoning at the proposed Southtowns Feeds and Needs location.

Mr. Downey: I had talked with his attorney Mr. Montesano, who thought for some reason that he had to rezone it. I advised him that had never been discussed. I told him that Mr. Barker had come in; and that around the (January) 14th Mr. Ferguson had given him a letter stating that the zoning was appropriate. I told him that he needs to go to the Code Enforcement (Officer) with his plans, and provides enough information without changes to the property, that he could get a C.O. or Certificate of Compliance and be set, but part of that is dependent on when he gets the plans. He was going to have his client go in promptly and do that, and that?s where we left it. I think there was some misinformation going around.

Mr. Downey reported:

- ? He had met with Don Hoefler about the Boston Valley Complex
- o We are waiting for their engineers to do the recalculations on drainage
- ? Boston Valley Square

- o They have received variance for fence heights
- o They are dealing with SHPO

CODE BOOK REVISION DISCUSSION

SECTION 123

123-19 Minimum lot size.

C. change to read:

Minimum lot width between the front line of the principle building and the front lot line shall be equal to the minimum required lot width at the building line when the front lot line is straight or an interior curve and shall be not less than 75% of that width when the front line is an exterior curve.

123-26 Minimum lot size.

C. change to read:

Minimum lot width between the front line of the principle building and the front lot line shall be equal to the minimum required lot width at the building line when the front lot line is straight or an interior curve and shall be not less than 75% of that width when the front line is an exterior curve.

123-26 D. (2) ?.requirements

123-33 Minimum lot size (For R-3 District).

B. change to read:

?150 feet for a two-family dwelling?

C. change to read:

Minimum lot width between the front line of the principle building and the front lot line shall be equal to the minimum required lot width at the building line when the front lot line is straight or an interior curve and shall be not less than 75% of that width when the front line is an exterior curve.

123-48 Permitted uses and structures (R-A) District.

Delete strikethrough wording:

B. The following uses by special use permit authorized by the Town Board (See Article XXXII.).

BOSTON PLANNING BOARD MARCH 11, 2008

123-48 B (3) Private airports.

(d) change to read:

Such an airstrip may be used only for two aircraft by the resident for his own private aircraft and/or a guest.

123-48 B (7) NEW SECTION

Moved from Section 123-25 B (6) (a) ? (e) with change and addition of item (f) ? it is to read as follows:

B (7) Private horse stables for use by the occupant of the premises and his occasional guests, without compensation, subject to the following conditions and limitations:

(a) Minimum lot area to be four acres.

(b) The number of horses permitted is five, except that the number of horses permitted may be increased

by one for each additional acre of lot area in excess of four acres.

(c) When number of horses exceed 5 it shall be considered a commercial enterprise.

(d) No stable shall be located closer than 100 feet to the front lot line or to any property line in an R District.

(e) No manure or other odor- or dust-producing substance shall be stored within 100 feet of any lot line.

(f) A corral (exercise area) shall not be less than 50 feet from any property line in an R District, and a grazing area shall not be less than 15 feet from any property line in an R District.

123-49 Minimum lot size. (for R-A District) changes are underlined

A. Lot area:

(1) Minimum: Five acres.

(2) Two-family dwellings: five acres.

B. Lot width at building line:

(1) One hundred fifty (150) feet for a single-family dwelling

(2) Two hundred feet (200) for a two-family dwelling

C. change to read:

Minimum lot width between the front line of the principle building and the front lot line shall be equal to the minimum required lot width at the building line when the front lot line is straight or an interior curve and shall be not less than 75% of that width when the front line is an exterior curve.

123-56 General requirements and standards.

A. delete "new" ? change to read

? meet the objectives of this new section, the Planning Board?

123-65 Minimum lot size.

B. Lot width at the building line:

(1) One hundred (100) feet for a single-family dwelling or other principle building use; one hundred fifty (150) feet for a two-family dwelling or other principal structure, which does not meet the definition of a building.

(2) Delete entire current sentence.

C. change to read:

Minimum lot width between the front line of the principle building and the front lot line shall be equal to the minimum required lot width at the building line when the front lot line is straight or an interior curve and shall be not less than 75% of that width when the front line is an exterior curve.

Richard Brox declared the Code Revisions from the Planning Board are now complete; with previous changes being given to Mrs. Pluta.

Respectfully submitted,

David Stringfellow

DS:tf Vice Chairman