

**COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)  
REGULAR MEETING**

**MINUTES OF MAY 20, 2009**

**As Approved**

**Present:**

*Members:* Kate Bedard, Connie Clancy, Mike Fisher, Lucia Foley, Robert Gelinas, Martha Johnson, Dale Johnston, Wendy Kelleher, Jeff Labrecque, Dan Luis, Jesse Lytle, Melissa O'Brien, Kurt Schenker, Martha Terry, Nathan Therien and Linda Young

(Excused: None)

*Staff:* Richard Harris, Town Planner

*Liaisons:* None

*Public:* None

Ms. Young called the meeting to order at 7:05 p.m. She welcomed everyone in attendance.

**1. Report of Subcommittee Chairs regarding Community Gathering held April 29, 2009**

Ms. O'Brien, chair of the Community Design & Land Use subcommittee reviewed the status of the subcommittee's work in regards to identifying the existing and desired character of the major corridors. The most perplexing area is the core of Route 116 – it is diverse and poses difficulties for a variety of reasons. But, she noted that it is not the only corridor that poses difficulties.

Mr. Harris suggested that the Zoning Bylaw provide a limited Office classification which would permit office development "by right" subject to specific conditions which would restrict the scale of the development, amount of impervious surface, character of the development, etc. He noted that Route 116 is particularly problematic because most of the lots are relatively small (for commercial uses), lot frontages are relatively narrow (for commercial use), there are a variety of uses in close proximity to each other, and traffic is an issue.

Many members offered comments about their concerns about the Town's corridors. While most comments focused on Route 116, other comments addressed Route 33, Alvord Street, and Route 202. The consensus of the comments were:

- A Design Review Board is desirable to particularly address the Route 116 corridor
- Route 116 is principally residential and efforts should be made to retain that character
- Concerns about the idea suggested by Mr. Harris

**2. Upcoming Events**

Ms. Young indicated that there were no new events upcoming. She requested that Mr. Harris send all of the chapters to all of the members.

**3. Minutes of Meetings**

This item was deferred to the next meeting.

**4. Subcommittee meetings:**

- a. **Community Design & Land Use**
- b. **Historic & Cultural Resources**
- c. **Natural Resources, Recreation, & Open Space**

Ms. Young suggested that there was not a need for the subcommittees to meet this evening given the time of the evening.

**5. Adjourn**

**Motion** – Ms. Terry moved and Mr. Luis seconded the motion to adjourn. All members present voted in favor of the motion.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

*As Approved*

Richard Harris, Recorder