

Planning Board Meeting Minutes  
February 13, 2020

Approved on  
June 11, 2020

Board Member Attendance:  
Mackenzie Brisson  
Roland Simino  
Jim Knapp

Public Attendance:  
Roxanne Tufts-Keegan

Meeting called to order by Mackenzie at 6:30 pm

Pledge of Allegiance

Approval of Meeting Minutes from January 9, 2020  
Mackenzie motion, Jim accepted, Roland 2<sup>nd</sup>

No New Business.

Old Business:

Brewster Application information updated to the Board. Merger Application and Check has been sent to the Registry of Deeds.

Roxanne joined the planning board meeting.

Mackenzie Explained John Mullen's investigation notes, of the reasoning for changing minimum lot acres from 5 acres to 2 ½ acres.

Roxanne is wondering who is recommending this or having it up for discussion?

Mackenzie replied that Roger Mains and Steve Digiovanni brought it up for discussion to work towards growth in the town and to get more homes built.

Roxanne is wondering if it is still up for discussion

Mackenzie explained yes but there has been no actual warrant article written is just in the discussion stage

Roxanne states she is not in favor as for concerns of more students coming into town. Right now the school is 36 students shy of capacity. This is a sought after school.

Discussion ensued highlighting how this would change the whole demographics. The position of the school needs to be considered. The school will need to have an addition. We are 5 years into the bond and have another 15 years to go. The conversation shifted to expanding the commercial zoning. Which would be only Route 153/Kings Highway. It can only be main roads. Planning board would need to be careful of commercial zoning wording. Route 153 for commercial zoning would only have around 3 miles. It is not a big area; Mackenzie recites the Residential/Commercial Zone B1 from the Planning board book. It is 153 for sure. If running a business out of your home and you do not have customers coming in and out like Diprizios is that considered commercial zone? An example of

Residential/Commercial would be Darylls business. You also have daycares with pick up and drop off. Tax breaks would not be a good idea either. We need to expand the tax base without killing the town. We need to see what the majority of the town would want. People who have the acreage most likely would want to keep their acreage. It would be their choice split and sell their land.

Cluster housing was another discussion. It is a number of houses set up like its own community. It is meant to be for young families, flourishing the feeling of community. How many do you think are looking to subdivide 5 acres? Probably not many, they still need to follow road frontage, set backs etc. Accessory dwellings as well. Attached/not attached, the state has wiggle room for attached but nothing for detached. The town can be pretty specific in what we require and the state as well. Then you get into updating septic systems. The State municipality can set the requirement of how far away on the property this can be built from the main house. Family compounds are different. These are not rentable and all are taxed. With taxes the way they are it would probably not be uncommon with the older community to retire and to sell to a younger family with kids. So if the older couple was paying \$5k in taxes with no kids in the system, the new families with 2 kids are still only paying \$5k with 2 kids in the system. It causes the increased burden with the school tuition. We still need to figure out the tiny houses. There is legitimate reason for being for them and against them.

Tiny homes are moveable, kids are in the school system, if they don't pay their taxes they can just up and move....That is the argument.

1,000 sq ft and smaller as a tiny home, put in on a foundation not on wheels so it stays there. Kind of like a mobile home. We need to prepare for tiny homes, still waiting on State information. What about temporary structures? Canvas garages, sheds, etc. Technically they need to be moved every 9 months. We need to determine what we care about as a town.

We should focus now on the commercial end, Work with zoning and leave residential as is. It is sad to see so many homes for sale; we are not sustaining our town. Roland's area has at least 7 new homes, need to look at the ratio.

Recommended to table the discussion on the Decrease of acreage from 5 to 2. Roland and Jim are in agreement. We need to have the zoning board work with us to expand commercial. Also noted was that Middleton does not have a commercial tax rate. What type of commercial is thought to be seen in town? Gas station, small store, welders, etc. There is not a lot of land available on 153, most is family owned or Middleton Building and Diprizios. The town has nothing to offer, such as sewer, water...it would be good to brainstorm.

Mackenzie: I have been unable to reach the owner of 65B Nicola Road regarding the permits. They can come see us.

Board Comments:

Public Comments:

Roxanne: Heard Planning board is looking for members. She has offered her time to sit on the Board. She will see the Board of Selectmen to get appointed to the Board.

Is also wondering if anyone has ever approached to build an apartment building in town.

Dover is dealing with that now, with its school also being full and proposing to build another school. No one has approached in town. There are duplexes off access road. Cluster houses are a concern as well.

Mackenzie: OSI has a conference in late May. Maybe look to attend.

Roland stated Steve will not be able to attend next months meeting.

Mackenzie: Motion to adjourn 8:18 pm, Jim Knapp 2<sup>nd</sup> all in favor.

A handwritten signature in cursive script, appearing to read "Mary K. Hadden". The signature is written in dark ink on a white background.