

January 7, 2014

DRB Members Present: Rich Curtis (Chair), Carol Welch, Betsy Catlin, Mark Lane, Jeff Cueto, Kim Watson, Steve Kappel, Ken Santor

DRB Members Absent: Gray Ricker

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Doug Bragg, Barbara Bragg

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #13-043, submitted by Executive Director Rita Copeland on behalf of Twin Valley Seniors, Inc.

The Chair opened the review at 7:01pm by reading the warning: "Conditional use review of Application #13-043, submitted by Twin Valley Senior Center for a change of use in a portion of the Blueberry Hill Commons building, owned by Alan Lendway and Steven Ribolini and located at 4583 US Rte 2. The proposed use is to serve as the main location of all the Twin Valley Senior Center's activities. The property is located in the Commercial District (Zone A) and is in the Conservation Overlay Area S, the Aquifer Protection Zone, where uses similar in nature to other allowed uses require conditional use review." The applicants were sworn in at 7:02pm.

Ms. Copeland noted that the senior center is currently located in Marshfield and has outgrown two spaces. They are open 3 days a week and serve meals when open and deliver meals to six area towns. They would like to be open 5 days a week. The center hosts community functions, movies, reaches out to high schoolers to work with seniors. The new location would be more centrally-located and would have more available parking. The center will be adding a new kitchen, in order to feed 35 people a day and deliver 160 meals. There will be no change to the wastewater system and no permit from the Health Department is required because they don't charge for their meals (donation only). The hours of operation are 9:30am-2:30pm and there are two bus runs daily.

Section 5.4 – Conditional Use Review

(C) General Standards

- (1) Facilities – no impact, ambulance will be closer
- (2) Character – no effect
- (3) Traffic – no additional traffic generated, particularly on weekends
- (4) Bylaws in existence – conforms to bylaws, already checked with the state regarding septic
- (5) Renewable energy – no impact

Section 5.3 – Site Plan Review

The sign will be where the old sign was. There is no change to the exterior and no planned new lighting.

Conservation Overlay

The DRB sees no impact on the aquifer.

Motion: I move that Application #14-043 be accepted as presented. Made: Mr. Curtis, second: Ms. Welch

Vote on Motion: Passed 8-0

Review of Minutes

November 5, 2013

Motion: I move to approve the minutes as presented. Made: Ms. Watson, second: Mr. Lane

Vote on Motion: Passed 8-0

Other Business

PC is going through changes in the regulations; does DRB have any suggestions? Some areas being considered:

- Considering changes to conservation overlay district; propose keeping rivers, lakes and ponds
- Change aquifer protection area to well-head protection areas (source water protection area)
- Area S will be covered by floodplain regulations
 - Trying to help residential landowners and make sure commercial/industrial uses are reviewed
- Break out of different conservation areas and uses
- Town received Municipal Planning Grant to create fluvial erosion hazard regulations

Motion to adjourn. Made by Mr. Kappel; seconded by Mr. Cueto. Passed 8-0. Meeting adjourned at 7:45p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary