

**Minutes of The Heritage Committee
Town Hall – Sept. 18, 2012 – 7 p.m.**

Members present: William Hansen, Jack Quinn, Ray Wilcox, Chet Kuras, Arnie Magid, Roger Ives
Absent: William Moncrief, Mark Winne
Guests: Mr. Martin Kinney, Lexington Partners

Chairman William Hansen called the meeting to order at 7:05 p.m. He welcomed Janet Banks who was also attending the meeting.

He introduced Mr. Kinney, the developer for the Bridge Street School proposal, To the Committee. Mr. Kinney displayed charts which showed the proposed apartment building and the proposed restoration and usage of the Bridge Street School. He spoke of the proposed 65 apartments, 1 bedroom and two bedroom apartments, with the rent varying from \$1200 to \$2100 per month. These apartments would be top of the line. There would also be 2000 sq. ft. of retail space. He noted that a traffic study would be done. He discussed the rental market as he believes it is today. He believes that this apartment building would attract the renters who are looking for high quality apartments and those who do not want to buy a house. The location is right, between two major cities. If the sale of the land and the school is approved, Mr. Kinney state he still must go through the necessary approval from various boards and commissions. He noted the number of parking spaces as specified in the plan might require a text amendment by the Zoning and Planning Commission. This is a “smart growth” project. He stated that as far as the drainage concerns that were noted, would be corrected by the professional engineering designed for the site. The proposed new building would take up most of the three acre parcel of land.

Mr. Quinn left the meeting at 8:15 p.m.

After his detailed presentation of the Bridge Street School proposal, he responded to the members’ questions. After much discussion, Mr. Hansen thanked Mr. Kinney for coming and addressing the Committee. Mr. Kinney left at approximately 8:30 p.m.

The Committee discussed all aspects of the proposal as detailed by the presentation by Mr. Kinney.

Minutes of the June 19 meeting – The minutes were approved and accepted as distributed.

Open Space – Farm Preservation project – Mr. Wilcox noted the fact that the budget does not provide any money for purchasing developing rights for the fiscal year 2012-2013. There is still viable interest from local farmers.

Conservation Commission - Mr. Wilcox stated the Commission is having a serious issue with the usage of wetlands, i.e. the clearing of wetlands by a resident and the Commission is dealing with this concern.

Zoning and Planning Commission – Mr. Kuras stated the Z & P had approved a six lot subdivision on Canal Road. He reported that at the August meeting, Zoning and Planning had denied three requests for text amendments from Krystal Woods Developers, LLC, regarding area, yard, density requirements, parking requirements, and low impact development paving techniques. The Town Planner, Mr. Hawkins presented a proposed text amendment PA 490 (Open Space Designation) to be added to the Plan of Conservation and Development (PoCD) which will need Town Meeting approval. The Commission approved this proposed text amendment by unanimous vote. This will allow the Tax Assessor to assess open space. This process could lead to reduced taxation on 15 acres of open space.

Signage – Mr. Hansen reported that the New England Bank has been taken over by United Bank and he will be meeting with management regarding the new building sign.

Having no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted by Bobbie C. Kling, Secretary

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