

PLANNING & DEVELOPMENT BOARD MEETING MINUTES

December 5, 2022



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Members

Kelley Brown, Chair
Kevin McCormick, Vice Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*
Laxmi Rao, Alternate

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Members present:

Kelley Brown, Chair
Kevin McCormick, Vice-Chair
Lee Breckenridge, Member
Peter Doeringer, Member
Amy Dain, Member
Laxmi Rao, Alternate
Barney Heath, *ex officio*

Meeting held virtually by Zoom Meeting at 7:30 p.m.

1. Rezoning Petition #355-22 Request to Rezone 2 parcels (11 Florence St/318 Boylston St) to Business Use 4 (BU-4)

Pursuant to the request to postpone this item until the Planning Board's December meeting, this item was postponed to the January meeting.

2. Village Center Zoning Update

Mr. Heath provided an update of the Village Center zoning. Three information sessions have been held. Most of the comments have been directed to the VC1 zone because it is in a residential district. Four more information sessions are planned. Mr. Heath explained that, based upon input received, certain tweaks to the zoning and maps for Version 2.0 will be made—anticipated to be released in February/March. Mr. Brown asked what the concerns by residents about the VC1 zone are. Mr. Heath indicated that folks are not comfortable allowing any business use even if allowed only by Special Permit, in a VC1 zone. Mr. Brown asked about MBTA compliance. Mr. Heath responded that the new compliance model has just been released and that it will need to be analyzed against the village center zoning. Mr. McCormick asked whether the village center zoning will get the City to MBTA compliance. Mr. Doeringer asked whether an economic analysis had been done to establish the building heights. Mr. Brown asked how the meeting input will be documented. Mr. Heath explained that comments will be captured via a "jam board".

3. Discussion of 2023 Meeting Dates

The consensus of the Board was to move the January meeting to Thursday, January 19th.

4. Minutes

Mr. Heath presented the October 3rd minutes of the Planning Board. Upon a motion by Mr. Doeringer, seconded by Mr. McCormick the minutes were approved 5-0-2 (abstention from Mr. Brown and Ms. Rao).

5. Adjournment

Upon a motion by Mr. Doeringer, the meeting was adjourned at 8:35 p.m.