

Meeting Minutes, March 2, 2021

APPROVED: June 15, 2021

Joined the meeting at 7:30, Michael Toups joined at 7:37

Reviewed the minutes of July 28, 2020; Mark Barbadoro moved to approve as written, Kristin Hilberg seconded, unanimously approved by rollcall vote.

Reviewed the minutes of Oct. 6, 2020; Kristin Hilberg moved to approve as written, Mark Barbadoro seconded, unanimously approved by rollcall vote.

Review proposed Zoning Bylaw Amendments for Annual Town Meeting 2021:

- Solar Photovoltaic Installations
- Wireless Facilities
- Hazardous Materials
- Citizens Petition – Life Science and Footnote

Reviewed memo from the Planning Board regarding wireless facilities. To date, the ZBA has been the special permit granting authority for wireless communication facilities. The Annual Town Meeting article to be presented proposes the Select Board become the permitting authority for public locations and the Planning Board be the permitting authority for any private requests.

Discussion of the ATM articles was paused. Mark White opened the public hearing for 881 Massachusetts Avenue Special Permit for Class II Used Car Dealership, read the public notice at 7:45 and then recused himself. Mark Barbadoro officiated the hearing.

Xiao Bai, the representative for the applicant, presented his application to the board as the sole proprietor of Ninja Van LLC. He currently holds a Class 2 license to buy and sell used cars and trucks and is applying for a special permit to run used car dealership with 5 dedicated parking spaces outside and 2 cars inside. There will be no mechanical or body repairs; if work needs to be done, he will outsource it. His business will include 5 cars at a time to be sold via the internet only, there will be no signs to attract local traffic. He will be the sole proprietor and is currently occupying 1/5 of the building, Unit E.

The hearing was opened to public comments; there were none.

Michael Toups moved to close the hearing, Kristin Hilberg seconded; unanimously approved by rollcall vote.

The board discussed whether a new special permit would replace the previously issued permit, and whether it runs with the land. Shawn McCormack moved to grant the special permit subject to the 7 conditions that were recommended by the Town Planner and included in the previous special permit. Kristin Hilberg seconded, and it was approved unanimously by rollcall vote.

The meeting was turned back to Mark White and the board resumed discussion of the ATM articles referenced above.

Stefano Caprara moved to recommend that the ZBA support the delegation of the issuance of special permits for small wireless facilities to the Planning Board and further defer our recommendation on the specific language of the article until it is finalized for town meeting presentation. Mark White seconded, roll call vote, unanimous approval by rollcall vote.

Continued discussion of ATM warrant articles. Mark Barbadoro moved that the ZBA support the recodification of the zoning bylaws as recommended in the warrant, Kristin Hilberg seconded, unanimously approved by rollcall vote.

The board declined to make any recommendations on the articles regarding Solar Photovoltaic Installations, the Citizen's Petition and Hazardous Materials as they are all policy decisions.

Mark Barbadoro moved to adjourn, Kristin Hilberg seconded and it was unanimously approved by rollcall vote. Next meeting: March 16th