

MINUTES OF THE MEETING
OF JUNE 30, 1975

Present: Joseph F. Tulimieri, Vice-chairman
Robert J. Sheehan
Edward T. M. Tsoi

Alan McClennen, Jr., Secretary ex-officio
Gail Baron, Planner
John Bordes, Redevelopment Planner

Absent: Stephen Pekich, Chairman
Philip J. McCarthy

Minutes of June 23

Motion: By Mr. Sheehan, seconded by Mr. Tsoi to accept the minutes of June 23 as written. Unanimous vote in favor.

Table of Use Regulations

Mr. McClennen reviewed each use that had been questioned during a previous discussion and the following recommendations were made by the staff.

4.12 - It was determined that the use of an auditorium would be a licensing issue and not a zoning issue. After deletion of the words "such as a Boys' Club" the use will remain the same.

5.05 - To remain as it is.

5.07 - Line 2, after district, add "serving a business use in an adjoining B3 or B5 district and entered from said B3 or B5 district..".

5.08 - Replace the phrase "it is intended to serve" with "it serves".

6.01 and 6.02 - To remain the same.

6.06 - To read "A printing shop engaged in sheet fed job printing, not a printing plant engaged in roll fed web printing...".

6.07 - Add "and any of the above of any size with a drive-up window".

6.08 - 6.08a will be established for more than five people at any one time. Also, B2 will be changed to SP.

6.12, 6.12a, 6.12b and 6.13 - These are still being worked on. The staff will define restaurant, fast-order food establishments and drive-in food establishments.

6.18 - 6.21a - still being worked on.

7.02 - To remain as it is.

7.03 - Add "Industrial services, for example"..

7.04 - Change to "Sub-contractor or other building tradesman".

7.09 - To remain the same.

8.01 - SP in all R districts, yes in all B districts and yes in Industrial.

8.02 - SP in every district.

The remainder of the questioned uses are still being worked on by the staff. Mr. McClennen introduced a new Transportation district which will relate to the Red Line extension, Linear Park and recreational facilities.

Discussion of Small Lots

There was a brief discussion on the research paper sent out this week by the department. It was noted that if the state minimum lot size of 5,000 square feet is adopted, building will be prohibited on 133 buildable lots. Mr. Tulimieri requested that a copy of this memo be sent to Messrs. Worden and Kass.

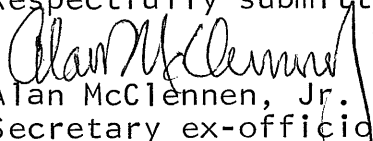
Director's Report

1. There was a discussion on the memo sent out this week dealing with the Mugar site. Mr. Bordes said that according to Paul Faracca the most likely thing to happen at the Mugar site would be retail. Mr. Bordes felt that the ARB will be asked soon for their position, and it was the feeling of the Board that they would recommend against retail development. Mr. Bordes said that possibly Faye, Spofford who is doing an environmental review of the site could come and meet with the Board to discuss the traffic and hydrological issues created by development of the site.
2. Mr. McClennen reported that he spoke with Mr. Adamian last week and he will soon know whether there will be a new agreement between the Adamians and CBI necessitated by MHFA's insistence on fewer units.
3. Regarding the zoning bill, the Director spoke with Senator Bullock last Thursday and the bill was still in the Senate.
4. Mr. McClennen said that at next week's meeting the Table of Use Regulations will be completed and the map reviewed, and he requested the Board members to be ready for some feedback.

Adjournment

Motion: By Mr. Tsoi, seconded by Mr. Sheehan to adjourn at 9:40 p.m. Unanimous vote in favor.

Respectfully submitted,


Alan McClennen, Jr.
Secretary ex-officio