

Master Plan Committee Meeting #11-November 19, 2007 Hilton Senior Center- 39 Lafayette Road 6:30-8:30 Topics: Lafayette Rd & Bridge Rd

In Attendance: Robert Straubel, Sally Laffely, Jerry Klima, Juliet Walker, Sue Brown, Louis Masiello, Bobbi Klima, Lisa Pearson, John Haggerty, Jackie Haggerty, Berenice McLaughlin, Joyce Hartt, Leah Hill, Henry Richenburg

New Economic Development & Landuse Section for committee to review

Next meeting for this phase-existing conditions-December 10

Next Year-Visioning Session

New goal-Getting a substantially complete Draft to Spring Town Meeting in the hope that we receive comments (give a month) and then in June, have a public meeting to discuss comments and be ready to take to Fall Town Meeting for endorsement. Also submit to other town committees for their endorsement-get exec summaries to each pertinent board.

Lafayette Road

Zoning-Commercial-commercial establishments have mentioned that they would like larger than 400' back for commercial. Many septic systems are failing-**Sewer** is a big issue on Lafayette Rd-betterment fees are an issue. Question posed whether the fees could be imposed town-wide? Wouldn't fly. EQRs are calculated differently for residential/commercial properties. Privilege fees are another possibility for paying for sewerage by future users. How to assess mobile home parks and campgrounds? Would the state ever mandate sewerage on Lafayette? They've only specified the mobile home park. How is the water situation? The water is currently adequate and the Town is always looking for future sites. Need proactive zoning prior to sewer. Commercial on road and residential on back as thoughts. One of the biggest challenges is conservation-not a lot of wetland issues on Lafayette Road. From the visioning meeting-closer to NH border/Main St-commercial-restaurants, items that aren't tax issues. Which gets more traffic-Main St or Lafayette? Different types of traffic. Main St-more visible from I-95. Rt 296 area-grocery store would be great. How much space does a grocery store need? Small grocer-40,000 square feet for the building. Mixed-use developments/neighborhood developments...Beacon Properties developing in Newbury-small grocer, with housing mix-senior focused, other residences. Would 40R work? [40R are transit-oriented with incentives for certain items]. Salisbury doesn't have public transportation-would prohibit 40R. What would we want a developer to develop? McKenna's Mountain-big issue-contamination?? Is there the desire for dense residential development? Focus on **NODES** on Lafayette Road-focusing the concentration in certain "natural" sections. Taintor will summarize the visioning notes. What about continuing the Square Zoning up further on Lafayette-extending Village Center and Residential Overlay? Is there a need for rental housing? North of Square would be a good location. Hotel/Motel overlay-a way to allow changing the hotels/motels over to actual rental properties versus the current situation. Look at: Summerland (Las Vegas) mixed-use rental. What happens with more housing/rentals effecting the school population? Need higher design control-could get more taxes for higher quality projects. Include incentives for better developments=higher

density. LIPs . Less tax incentives for rental properties. Memorial School as rental? Neighbors like the Memorial School remaining as a school and Boys & Girls Club-creates a sense of community.

Sidewalks on Lafayette-where do they do and don't make sense? At least up to the school. Who would maintain the sidewalks? Create any policies for abutters to maintain? No one walks to school, everyone takes buses since there are no sidewalks, not allowed to walk.

Bridge Road

Has water and sewer as well as lots of wetlands/marshes. **Clusters** of marine-related businesses. Seafood restaurants would be great uses. Antique store cluster on Bridge Road closer to Square. Not many residential uses, residential uses that abut Bridge Road. Great connective possibilities between RailTrail. How would sidewalks work on Bridge Road? Look at certain areas where walkers are more likely. All-American to the Square. People use Ferry Road when walking to bypass Bridge Road. Appeal of Bridge Rd-affordability. Flooding a scare on Bridge Road-Planning Board is seeing more redevelopments of existing sites to better themselves to stop flooding, opportunity to make better. The Village Square Zoning does not extend to Bridge Road, a possibility to extend though. Grocery store at this corner would work. Is there a desire for no development on Bridge Road? Yes.

Flooding-Conundrum between stopping flooding-stopping water flow allows more phragmites to grow. Pilings for buildings? Most redevelopments are just bringing elevation above floodplain instead of pilings.

Design Standards/Control on Bridge Road. Could be in Planning Board Rules & Regulations or change the Bylaw. Morton Buildings!! Beautification versus restrictions. Residents want higher standards.

Talk to Newburyport re. their development issues, compatible development. Boat taxi service??

Next meeting-December 10 to discuss Elm Street and Rabbit Road corridors.

Meeting adjourned at 8:23.