

Planning Board Agenda
Wednesday April 12, 2017
Town Council Chambers
Town Hall; 125 Main Street
7:00 P.M.

1. Master Plan Application: **15 Castle Street**; Assessors Map 85, Plat 1, Lot 118; a 9-unit comprehensive permit application on property zoned R-6, Residential. An existing historic house would be re-located on-site and rehabilitated/converted to a two-family dwelling. Seven additional residential units would be built for a total of 9 units on the roughly 31,000 square foot lot. Project would proceed as a Major Land Development and requires Historic District Commission review.

2. Pre-application Review of a proposed major land development that calls for 21 new residential units at **62 South Pierce Road** (Map 54, Plat 11, Lot 66). The parcel is owned by Donald McKenna and the applicant is Philip Ryan Homes, Ltd. The parcel fronts on Cora Street, Taylor Circle, and South Pierce Road. The property is currently zoned R-30, Residential with a 30,000 square foot land area per unit requirement. Property is an outlying historically zoned parcel and any demolition of existing structures/new construction requires HDC approval.

3. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Adjourn.

Posted April 7, 2017