

## Melissa Tryon

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**From:** Ethan Croce  
**Sent:** Thursday, May 05, 2016 12:28 PM  
**To:** Melissa Tryon  
**Cc:** Nathan Poore; Amanda Stearns; Lisa Sangillo  
**Subject:** Planning Board MRA Public Hearing - Avesta Retirement Community

At its May 3, 2016 meeting, the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a public hearing on proposed amendments to Sections 19-1-2, 19-21, 19-41, 19-42, and 19-69 of the Zoning and Site Plan Review Ordinance relative to facilitating the expansion of the Blackstone Apartment complex and the creation of an Avesta Retirement Community District.

**Summary of public comment received:**

There was no public comment received at the public hearing.

**Summary of Planning Board deliberations:**

Tom McKeon was supportive of the proposal but suggested that the Town Council be mindful of starting to create exemptions from requiring residential growth permits for certain projects/areas so as not to create a "slippery slope" of being pressured to create exemptions for other projects/areas in the future.

Chris Hickey stated his belief that the goal in ordinance drafting is to create as much conformity as possible and to eliminate the creation of special zoning districts. He would prefer to not create a special zoning district in this instance and, instead, incorporate allowances for this type of development into the base RA District as part of the ongoing and broader rezoning effort for the RA District.

The Planning Board voted 3-1 (Hickey) to recommend that the Council approve the proposed zoning amendments as written.

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