John Lutz opened the meeting for the Planning Board and opened the following public hearings on proposed zoning amendments:

Staff described the proposed amendments.

1. Rezone parcels on Easthampton Rd to Office Industrial Including:
   a. Map: 44-138 from BP to Office Industrial
   b. Map 44-31, 44-32, 51-9 from GI to Office Industrial

   Alan Verson asked for clarification about the Sunnyside parcels on Easthampton Road. Staff clarified.

2. Eliminate Business Park zoning in its entirety from the code

3. Rezone the following to Farms Forest Rivers:
   a. Portions of Map 44-21 that are not SC from Suburban Residential
   b. Portion of Map 21-002 from SR
   c. Portion of Map 6-65 from SR and portion from WSP
   d. Portion of Map 18-44 from GI

   Portions of 7-35, 10D-001, 13-51, 22-7, 34-2, that are not SC
e. 8-5, 41-78 from WSP and SR
f. 37-49 from BP/General Industrial.
g. 37-50 and 37-134 from Business Park
h. 29-484 from WSP

John Lutz asked about the Girl Scout parcel. Staff confirmed the site.

4. Rezone portion of Map 30B-088 and 30B-085 that contains 122 Federal St to Office Industrial.
5. Rezone portions of #648, 638, 634, & 620 Riverside Drive above FEMA Floodplain from GI to URB; rezone portions of #638, 634, & 620 that are within the FEMA 100 year floodplain from GI/FP overlay to Special Conservancy.

Christine Shaw, 638 Riverside Drive asked about changes to the floodplain zone and effect on property sale. The Committee and Board described that the change would not change the floodplain status as mapped by FEMA.

6. Eliminate newspaper legal notice requirements for projects that need site plan review by the Planning Board.
7. Eliminate the newspaper legal notice requirements for projects that need Central Business Architecture Committee review

Upon motion by Tess Poe and second by Dan Felten, the Board voted unanimously to close the hearings.

Upon motion by Tess Poe and second by Dan Felten, the Board to recommend all changes to Council.

*The Board reconvened in Hearing Room 18 to continue its meeting.*

Staff described Administrative Amendment for the Coach House at Village Hill Map 31C-47 to reduce parking lot size and create pervious parking surface.

Alan Verson asked about the relevance of changing the parking since there were no minimum requirements.

Upon motion by Tess Poe and second by Dan Felten, the Board voted unanimously to allow modification to lot.

Staff described the Smith ANR for the lots on Dryads Green.

Upon motion by Dan Felten and second by Tess Poe the Board voted to endorse the Plans.

Other:
- Mass DEP Chapter 91 Licensing Review Role --Staff described the role in review. The Board debated the merits of reviewing licensing. The Board did not unanimously favor being notified by DEP feeling that review by the City was already occurring.

6:30 Adjourn