

**TOWN COUNCIL MEETING MINUTES**  
**Public Works Committee Meeting Minutes**  
**Town Hall Council Chambers**  
**November 23, 2015**

Present: Arthur Mathews, Chairperson  
Ed Harrington, Vice Chair  
Michael Smart, Councilor  
Thomas J. Lacey, Councilor  
Robert Conlon, Councilor

Also Present: James Clarke, Planning and Community Development Director  
Carolyn Murray, Interim Town Solicitor

Recording Secretary: Diane T. Hachey

At 6:45 PM Chairman Mathews called the Public Works Committee Meeting to order.

**15 128-Release of Easement-Ford Road**

Mr. Clarke explained that this parcel was acquired through tax title and sold as a buildable lot. The owner is the original bidder and is concerned about the easement when the Southeast expressway was built. The town has no use for the land and Mr. Clarke recommends the release of any and all rights.

Chairman Mathews stated that the prior town solicitor did not require approval of easement releases by the Town Council and deferred to the interim solicitor, Carolyn Murray. Ms. Murray explained that the code of ordinances (section 2-206) and Massachusetts General Law (Chapter 40, Section 15), state that any release in interest of land requires Town Council approval. The paralegal investigated past instances and only located one. She reached out to the former solicitor who agrees with this process going forward.

Councilor Lacey asked for a review of the lot size change and requests clarification on the new ZBA law and its effects.

Mr. Clarke noted that the R1 single family zone minimum lot size is 25k square feet and to build on a lot less than that requires a variance. The zoning ordinance change provides for if you own a parcel and lots surrounding it are smaller than prescribed, one can therefore ask for a special permit to be in line with the surrounding parcels.

The zoning ordinance amendments must be 40k square feet if you subdivide it must be a minimum of 17.5 k, pre-existing legal lot.

Councilor Smart questioned if the owner is purchasing the lot next door, to which the response was no. Furthermore, Councilor Smart raised questions on the orientation of the map in relation to the property in question. With the aid of the town atlas, the committee reviewed the map as a group and a discussion ensued and the committee agreed upon the exact lot location and configuration.

Chairman Mathews requested of the Planning Department, a clearer, GIS color coded map for the Town Council meeting on Monday evening, to which Mr. Clarke agreed to provide.

Councilor Smart motioned for favorable action on measure number 15 128, motion seconded by Councilor Harrington and voted unanimously.

### **ADJOURNMENT**

At 6:59 PM, there being no further business, a motion was made by Councilor Smart to adjourn the meeting and was seconded by Councilor Harrington. UNANIMOUSLY VOTED.

Respectfully submitted by Diane T. Hachey as Recording Secretary

Approved by Arthur Mathews, Chairman of the Public Works Committee

Voted unanimously on January 10, 2016