

The regular meeting of the Planning Board convened at 6:30 pm via zoom and in person.

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Geller, Ms. Guarino and Mr. Ajemian

ASSOCIATE PRESENT: Astrid Rojas

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development; Mrs. Farinacci, Assistant Planner and Mr. Etoniru DPW Director

The meeting was in person and via zoom.

Soriedem Way – Definitive Subdivision

The applicant requested a continuance to a future meeting. Discussion was had on what meeting to move this item to.

A Motion was made by Mr. Ajemian, seconded by Ms. Guarino, to continue the item to August 18, 2021 @ 6:30pm.

South Farm Estates -- Modification

Applicant: Manuel Bugginga

Mr. Bugginga discussed the utilities and the location of having them above or underground. Mr. Bugginga requested a minor modification for a waiver from the underground utilities regulation. Mr. Bugginga requests to place utilities above ground when the Subdivision Rules and Regulations require utilities to be placed underground. The submitted letter from National Grid, recommending the utilities be placed above ground, was read into the record.

The Board and the applicant discussed installation of the utilities, between the board and applicant. The Board discussed the reasoning behind underground utilities and stated they have required the previous subdivisions to install the utilities underground.

Mr. Bugginga disagrees that the utilities should be underground due to the drainage.

The Board asks for the opinion of the DPW Director and Town Engineer, Mr. Etoniru. Mr. Etoniru was of the opinion that a waiver should not be granted in this instance as he felt the utilities could be placed underground.

Discussion continued between the Planning Board, Mr. Etoniru, and Mr. Bugginga.

Mrs. DeBoisbriand suggested that determining first if this is a Major or Minor Modification would be beneficial.

A Motion was made by Mr. Ajemian, seconded by Mr. Geller that the request for a Modification is a Major Modification and was unanimously voted.

Discussion continued regarding the Engineered plans, the timeline of construction and the location of Utilities.

Mr. Bugginga asked for the status of the bond release for Trinity Circle and the bond for South Farm Estates. It was told these items would be on the next Agenda.

Oldfield Estates II – Covenant Release

Applicant: Lee Castignetti – Longbuilt Homes

Mr. Castignetti stated that upon a title examination they found that there was a second performance covenant placed on the Oldfield Estates subdivision. He believed one was placed at the initial approval under Lehtola, and under the modification plan another performance covenant was recorded. The second performance covenant has already been released. Mr. Castignetti requested that the second covenant be released as all 56 of the lots have been released already.

A motion was made by Ms. Guarino, seconded by Mr. Geller, to release the covenant from lots 1-26 & 28-56 as requested and it was unanimously voted.

865R Bedford Street – Extension Request

The Board received a letter requesting an extension of the Site Plan Approval.

A motion was made by Ms. Guarino, seconded by Mr. Geller, to grant an extension for 2 (two) years and it was unanimously voted.

A motion was made by Ms. Guarino to approve the minutes of July 7, 2021. Mr. Ajemian seconded, and it was unanimously voted.

Adjournment

Motion to adjourn was made by Ms. Guarino, seconded by Mr. Geller, it was unanimously voted.