

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

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

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

Chairman Driscoll opened the meeting and read the Governors Open Meeting Guidelines.

Soriedem Way – Definitive Subdivision

Representative: Larry Silva, SEA

Mr. Silva noted that they secured a notarized agreement with the abutter, as was discussed at the last meeting. He also said that they reviewed regulations regarding landscaping and what was required. He noted they sent in a request for a waiver from the definition of landscaping. Mr. Silva went on to discuss the screening choices. Driveway lanterns were also added. Mr. Ajemian began the discussion about the waiver for landscaping, he noted he would like to see a plan submitted. Mr. Driscoll noted this could be a conditioned request. The DPW Director stated that if they accept the landscaping plan after closing the public hearing, no discussion would be allowed at that time. Mr. Driscoll spoke to either using what was submitted or find a way to discuss the landscaping later. The DPW Director noted that there currently is only a definition, not a requirement, for the landscape plan standard. The board continued to discuss what they felt would be fair to require from the applicant and how to accomplish a review. The board decided to require the submitted plans be reviewed and stamped by a landscape architect, and be submitted back to the board, as a condition of the decision. Mrs. Guarino questioned the location of the lights if they were closer to the street or houses.

Mr. Driscoll asked for public comment.

Anne Marie Mamaty – 60 Copper Field Dr. – abutter who agreed to allow the grading on her property, questioned if a certain area was new plantings.

Motion was made to close the public hearing by Mrs. Guarino, Second Mr. MacDonald.

Roll Call:

Mr. Driscoll - YES

Mr. MacDonald - YES

Mrs. Guarino- YES

Mr. Ajemian – YES

The board then went through the drafted decision and pointed out some suggested changes. The DPW Director was asked to provide clarification on some of the conditions. Updated language was created for the condition involving the submittal of a registered land surveyor stamped landscaping plan. Language of number 24 was discussed, “natural state” was brought up as a concern by the Applicants Representative.

Motion was made to approve the project with the conditions as proposed by Mrs. Guarino, Second Mr. MacDonald.

Roll Call:

Mr. Driscoll - YES

Mr. MacDonald - YES

Mrs. Guarino- YES

Mr. Ajemian – YES

Old Field Estates – Request for Modification

Representative: Attorney Lee Castignetti

The representative was unreachable at the time of this item.

The DPW Director introduced the Town Engineer, Gregory Tansey, to the planning board.

Adjournment

Motion to adjourn was made by Mr. Ajemian, seconded by Mrs. Guarino, it was unanimously voted.