

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

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mrs. Guarino, Mr. Geller

ALTERNATE MEMBERS PRESENT: Astrid Rojas, Julia Santarcangelo,

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development, Mrs. Farinacci, Assistant Planner and Mr. Greg Tansey, Town Engineer.

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

Oldfield Estates – Request for Minor Modification and Discussion of Driveways

Representative: Lee Castignetti

The Board and Atty. Castignetti discussed the 6" berm and whether or not that they built the sidewalk accordingly. As the process went on, they were informed the 6" monolithic berm was impossible to create. Atty. Castignetti stated they will do what they must to make this acceptable to the Board. The Board then discussed the plans submitted, mainly about the cape cod berm. The Town Engineer believed this was supposed to be a 3" berm and would see that as the correct number. Atty. Castignetti points out where the 6" berm was shown on the detail plans. Photos were shared during the meeting to show how this type of berm would not hold up against the plows. The board suggested that Atty. Castignetti lower this back down to a 3" berm to solve the issue and noted that the other phases had the correct berm.

Motion was made to determine this as a major modification by Mr. MacDonald, Second Mrs. Guarino.

Roll Call:

Mr. Driscoll - YES

Mr. MacDonald - YES

Mrs. Guarino- YES

Mr. Geller - YES

Driveway Discussion

Atty. Castignetti provided his proof that he believed they are legally separate driveway(s). Mr. Driscoll stated that he went out to the site and viewed the driveways. He questioned what the space between each driveway would be if someone were to put a fence in between the driveway(s). The width of the driveway(s) was discussed further. The Town Engineer noted that in a section of the driveway(s), there is encroachment into the other lot. Atty. Castignetti shared there is an exclusive use easement to appease that issue. He also spoke about the challenges with working around the utilities poles and changing the topography, these issues were part of what drove the decision to construct the driveway(s) in that manner. It was questioned if there would be access for fire trucks, if one side plowed and the other did not. Mr. Driscoll noted that the Planning Board does not have the authority to approve common driveways in residential areas. Director DeBoisbriand suggested that Atty. Castignetti seek a formal opinion from the Building Inspector regarding the status of the driveways. If he determines that they are common Atty. Castignetti could appeal his decision to the ZBA or file for a variance.

680 Summer Street – Covenant Release

Director DeBoisbriand noted that this is an older home that is being sold. It has not been released from the covenant. In order to clear title, the Board needs to release the lot from the covenant. The Board discussed if this lot was a part of Nelson Woods, and that staff could not pinpoint why this lot was not

released along with the rest. It appeared this lot had nothing to do with the subdivision. There is no bond being held, all the lots were released. It was staff's recommendation to release.

Motion was made to release the Covenant by Mr. MacDonald, Second Mr. Geller

Roll Call:

Mr. Driscoll - YES

Mr. MacDonald - YES

Mrs. Guarino- YES

Mr. Geller - YES

Minutes: Moved to the next meeting, members need to send along any comments so they can be addressed at the next meeting.

Mr. Driscoll signed off.

Crimson Heights Bond Release

Request to release \$84,990. The Town Engineer noted that the hoods on the catch basins were not installed, and the pavement was not keyed in at each driveway. This meant that there would not be a smooth transition for plow drivers from the road to the driveway, which would cause issues. The Town Engineer suggested the board have the catch basins cleaned out before they release surety or take the road over to ensure they work properly. Along with that, he shared a tree came down in a recent storm which will need to be removed from a basin. Director DeBoisbriand stated the department supported the Town Engineers recommendation and suggests this item be continued so he can take the time to establish a set number to retain. The Town Engineer will put together a list of items the developer will need to address.

Adjournment

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