

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

ASSOCIATES PRESENT: Julia Santarcangelo

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

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

Soriedem Way – Definitive Subdivision

The board received of a letter from Silva Engineering, requesting a continuation to October 6th at 6:30pm. Chairman Mr. Driscoll read the letter into the record.

Motion to continue was made by Mr. MacDonald, Second Mr. Ajemian.

Roll Call: Mr. Driscoll - YES

Mr. MacDonald - YES

Mr. Geller- YES

Mrs. Guarino- YES

Mr. Ajemian – YES

Joint Hearing with Community and Economic Development Committee – Zoning recodification

Councilor Chase was present at the meeting and was available for the continuance.

Mrs. DeBoisbriand shared information with the board that this item would be continued for community members to observe the Holiday today, as well as to provide the opportunity for future workshops. She suggested the board either continue to edit the current ordinance or not to recommend and submit a complete, newly edited ordinance. Chairman Mr. Driscoll stated he would agree to start over with the ordinance, continue in workshops and provide a clean and updated version. This would also help the community keep track of the changes by providing an updated clean version and repost for future events. Chairman Mr. Driscoll and Director Mrs. DeBoisbriand believed this would be re-noticed in the future based on the workshop feedback. Chairman Mr. Driscoll suggested moving this out to November 17th to allow time for workshops, Councilor Chase agreed this would be a reasonable date to continue to.

Motion to continue to 11/17 @ 6:30pm was made by Mrs. Guarino seconded by Mr. MacDonald.

Roll Call: Mr. Driscoll - YES

Mr. MacDonald - YES

Mr. Geller- YES

Mrs. Guarino- YES

Mr. Ajemian – YES

Oldfield Estates – Continuation of conversation on request for minor modification

Representative: Attorney Castignetti

Attorney Castinetti discussed the proposed parking lot and the trees surrounding it. The plans were shown on the screen and highlighted the 4 parking spaces to be removed, leaving the required 8 available. The spaces removed would allow for the existing mature trees to remain in those locations. Members shared they felt this is a positive change and believed the neighbors would appreciate these changes. Attorney Castignetti ensured that the abutters will be notified about the minor modification filing.

1025 Elm Street – Request for Minor Modification

Representative: Paul Gierlach, Architect

The original layout and design of the space was too large for the tenants, so they proposed to reduce the paved area of the previously approved parking lot. The drainage basins and detention ponds were noted to already be in place. The original calculations for drainage were designed for the entire lot to be paved, however, only half the lot is proposed to be paved. The Town Engineer has not commented on the Minor Modification request, as he reviewed the initial calculations and they have not changed since. If this is determined to be major, it would require Engineer review. The existing condition is fully prepped for asphalt and is currently gravel. Board members asked if the Town Engineer had looked at this as they would feel more comfortable with determining this as a Minor Modification with his input. Chairman Driscoll asked if the Town Engineer would be able to log in to the meeting to provide his input. The Town Engineer joined the board meeting and voiced that he has no issue with the drainage system as it has been installed and inspected. The Town Engineer noted he previously reviewed this project for the Conservation Commission, and the Commission approved the application upon the review. The fact that they simply did not propose to pave half of the lot does not affect the drainage system, which was designed for more pavement. The Conservation Commission recently approved this as a modification.

Motion to approve the request to determine this as a Minor Modification was made by Mr. Ajemian, Seconded by Mrs. Guarino.

Roll Call: Mr. Driscoll - YES

Mr. MacDonald - YES

Mr. Geller- YES

Mrs. Guarino- YES

Mr. Ajemian – YES

Motion to approve the Minor Modification was made by Mr. Ajemian, Seconded by Mrs. Guarino.

Roll Call: Mr. Driscoll - YES

Mr. MacDonald - YES

Mr. Geller- YES

Mrs. Guarino- YES

Mr. Ajemian – YES

Reminder to the public that Soriedem Way – Definitive Subdivision was continued to October 6th at 6:30pm, and the Joint Hearing with Community and Economic Development Committee – Zoning recodification has been continued to November 17th at 6:30pm.

Adjournment

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