

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

MEMBERS PRESENT: Patrick Driscoll, Michael MacDonald, Ray Ajemian, Steve Geller, Astrid Rojas

ASSOCIATES PRESENT: MJ Spagone, Ted Haley.

STAFF PRESENT: Mr. Shane O'Brien, Town Planner

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

210 Broad St -- 210 Broad Street Realty LLC - Site Plan/Special Permit (continued from Aug 3, 2022 and August 17th meeting) – Requesting a continuance to September 21, 2022 Meeting

Mr. O'Brien shared that the applicant requested to be continued as updates to the plans were still being made.

Motion to continue to September 21, 2022, at 6:30pm made by Member MacDonald, second by Member Geller.

Roll Call:

Member Geller, YES

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

ANR Plan – 681 Plymouth St

Applicant David and Laurel Hartrey were at the meeting to speak to the application. They wanted to move the line to keep the hut with 681 Plymouth, the lot their daughter bought, and in their family. The dotted line represented the current lot line. Chairman Driscoll asked some questions about square footage, and how they can create two lots with two non-conforming lots.

Mr. O'Brien, spoke about our zoning and the per view of the board, which was not to view it from the zoning perspective, but only based on those of the ANR requirements. He recommended the board only look at the frontage, based on the MA General Laws for ANR's

Chairman Driscoll shared concern of the building inspector being informed of the non-conforming structures.

Mr. O'Brien recommends the board endorse the plans based on their per view, and that the zoning issues were not to be factored into that choice.

Member Ajemian asked if they endorsed it, do they put the building inspector in a bind?

Chairman Driscoll noted he would vote against this and asked if they could get the Town Attorneys opinion on this. Member Ajemian agrees with getting the opinion.

The applicant agrees to continue the matter to get the legal opinion for the Town Attorney and gathering the information needed to do this correctly.

Motion to continue made by Member MacDonald, seconded by Member Ajemian.

Roll Call:

Member Geller, YES

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

Vote for Community Preservation Committee Representative

Chairman Driscoll stated he would step in and be the Board's representative

Motion to appoint Chairman Driscoll as the representative made by Member MacDonald, seconded by Member Ajemian. Discussion: in the future if anyone has interest Mr. Driscoll will step aside but feels this representation is important.

Roll Call:

Member Geller, YES

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

Planning Board Minutes (7/6/22)

Motion to approve by Member Ajemian, seconded by Member Rojas.

Roll Call:

Member Geller, YES

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

Planning Board Subdivision Rules and Regulations Fall 2022 Update:

Mr. O'Brien spoke about his desire to redline the regulations and suggest updates and changes. He hopes to present this in the fall. The board agreed this was appropriate. A few items were discussed to be reviewed.

Adjournment

Motion to adjourn was made by Member Geller, seconded by Member MacDonald, it was unanimously voted.