

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

MEMBERS PRESENT: Member Driscoll, Member MacDonald, Member Ajemian, Member Rojas

ASSOCIATES PRESENT: Member Hurley, Member Spagone

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, August 17th and September 7, 2022, September 19, 2022 meeting)

Applicant is requesting a continuance to the November 2nd meeting date.

Motion to continue to November 2, 2022, at 6:30pm made by Member MacDonald, second by Member Ajemian.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

Oldfield Estates - Bond Release Request for Phases I and II (Oldfield Road II Bond) – continued from September 21, 2022, meeting

No Applicant or Representative Present was present at the meeting.

Mr. O'Brien recommended taking the items out of order.

Rolling Pines Subdivision - Bond Reduction Request

Mr., O'Brien spoke about the bond, the retention time, and that \$5,000 will be kept by the town for the stormwater management fee. At that time there was 10,000+ in the bond account.

Member Ajemian asked Town Engineer, Mr. Tansey to agree to the items noted.

Mr. Tansey spoke to the requirements.

Motion to release all remaining funds, and hold \$5,000 for the stormwater fee, made by Member Ajemian, seconded by Member Rojas.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

54 Grange Park/Norlen Park - Lot Release Request (previously discussed in March 2021)

Mr. O'Brien noted that the Attorney for this item was present.

Attorney Kathleen Heffernan, spoke to the status of the previous request made regarding conditions required for release. A covenant was requested in the conditions and provided to the board five years after the subdivision was approved. Another covenant requested was to restrict parcel A from being built on. In 2010, the developer provided a covenant pursuant to the state law, October, then in November sold the project, following that in December a release was granted for all lots, by the board, other than parcel A.

After that, 4 acres on Parcel A was sold to a homeowner, the applicant. Chairman Driscoll asked questions about the open space and if they can still place the restriction. He stated that he believed that this was a private matter that needs to be addressed by those parties. Member Ajemian also shared his confusion, and his desire to ask Town Counsel for an opinion. Mr. O'Brien had spoken to the Town Attorney in August but agreed he can reach out. Chairman Driscoll shared that they have the restriction, that was their agreement in the decision. IF the developer sold them land that was restricted, without the buyer knowing, that would be a private matter. He stated he has no intention of releasing the open space. He felt that if they had to consider this, it would be a major modification and want the abutters notified. Member Rojas and MacDonald agreed they would like to hear from Town Council.

Motion that Town Council provide written response on opinion for this subject, to give the board their options and his opinion on how this item should proceed made by Member Ajemian, seconded by Member MacDonald.

Roll Call:

**Member MacDonald, YES
Member Ajemian, YES
Member Rojas, YES
Member Driscoll, YES**

Motion to continue to 11/16 at 6:30 made by Member Ajemian, seconded by Member MacDonald

Roll Call:

**Member MacDonald, YES
Member Ajemian, YES
Member Rojas, YES
Member Driscoll, YES**

Oldfield Estates - Bond Release Request for Phases I and II (Oldfield Road II Bond) – continued from September 21, 2022, meeting

Town Engineer submitted comments to the board. He noted some work was completed and some work was not completed.

The Board wanted to wait for the applicant to be present at the meeting.

Motion to continue to the next meeting, November 2nd, made by Member Ajemian, seconded by Member MacDonald.

Roll Call:

**Member MacDonald, YES
Member Ajemian, YES
Member Rojas, YES
Member Driscoll, YES**

Planning Board Minutes (8/3/22, 8/10/22, 8/17/22)

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

Roll Call:

**Member MacDonald, YES
Member Ajemian, YES
Member Rojas, YES
Member Driscoll, YES**

Board/Committee Liaison Report

Member Ajemian provided update on Tree Board.

Planner's Report

-Meeting with CED Committee for Zoning Ordinance for in-law increase to 800 sq. ft is forthcoming

-CPTC Fall Workshop series 2022

-Green Communities Annual Report

-MBTA Communities

Adjournment

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