

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

MEMBERS PRESENT: Member Michael MacDonald, Member Raymond Ajemian, Member Steven Geller

ASSOCIATES PRESENT: MJ Spagone

STAFF PRESENT: Shane O'Brien, Town Planner, Jennifer DeBoisbriand, CED Director, Greg Tansey, Town Engineer.

Vice Chairperson McDonald opened the meeting and read the Governors Open Meeting Guidelines.

Joint Public Hearing with Community and Economic Development Committee – Zoning Ordinance D-FY23-002: Amend Section 11 Definitions for Expanded Living Space (In-law living area) from 600SF to 800SF

Members of CED Committee Present: Councilors Fred Chase and Bill Wood

Member MacDonald reads the legal ad into the record.

Counselor Erik Moore, sponsoring this change, spoke to the resident's desire for this increase to support multi-generational housing options. He provided real life examples of sizes like the size of this increase to give the board an idea of what that would look like.

Member Ajemian asked why the number 800 was picked out?

Councilor Moore noted that 800 was the number most residents had requested during this process.

Members shared their support for this and even a higher number.

There was no public comment.

Motion to close the public hearing made by Member Ajemian, seconded by Member Geller. Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Geller, YES

Motion to favorably recommend to the council, made by Member Ajemian, seconded by Member Geller. Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Geller, YES

210 Broad St - 210 Broad Street Realty LLC - Site Plan/Special Permit - continued from Aug. 3 & 17, Sept 7 & 19, Oct. 19, 2022, meetings

Applicant is requesting a continuance to the next meeting date. Members discussed the request and what meeting to move to.

Motion to continue to November 16, 2022, at 6:30pm made by Member Ajemian, second by Member Geller.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Geller, YES

Oldfield Estates - Bond Release Request for Phases I and II (Oldfield Road II Bond)

Mr. Castignetti attended the meeting. Mr. O'Brien stated that new information was received the day of the meeting and sent out, but it was not submitted in a timely manner, if the members did not have time to view.

Mr. O'Brien reminded the board about the release request, the Town Engineer viewing the site and producing a number based on the amount of work that was completed to DPW standards.

Town Engineer, Mr. Tansey, noted that the information submitted that day would not have made a huge impact to the numbers he put together.

Mr. Castignetti spoke to the list provided the work completed, he felt that the amount should be appropriately reduced.

The amount proposed for release was \$451,097.51, Member MacDonald asked if this was agreeable.

Member Ajemian asked what the board was doing with this.

Public comment: Eileen Barron – Old Field Preserve – issues with mailbox, sidewalk edging walking trails, dead trees, missing trees. Object to monies being given back if these items are not taken care of. Discussion was had about items outside of the road bond, and that they my want to talk at a later time about those.

Mr. O'Brien reminded the board that the focus that night was on the items for the road bond only. Mr. Tansey recommended \$451,097.50 to be released.

Motion to release \$451,097.50 made by Member Ajemian, seconded by Member Geller conditioned on the submitted material provided to Mr. O'Brien and Mr. Tansey from 11/2/22 email. Discussion.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Geller, YES

Mr. Castignetti asked to discuss the open space issue. Mr. O'Brien read the email he received from Wildlands Trust, which had not fully indicated they would obtain lot 1, rather they were waiting for plans from Mr. Castignetti.

Planning Board Minutes (9/7/2022)

Moved to next meeting

Board/Committee Liaison Report

Member Ajemian provided update on Tree Board.

Planner's Report

-Old North Estates utilities discussion Minor vs. Major Modification – Board moved this to the next meeting agenda

-2023 meeting schedule is almost complete and will be voted on at a future meeting.

Adjournment

Motion to adjourn was made by Member Ajemian, seconded by Member Geller, it was unanimously voted. Meeting ended at 7:28 pm.