

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

MEMBERS PRESENT: Member Patrick Driscoll, Member Michael MacDonald, Member Steven Geller, Member Astrid Rojas, Member Raymond Ajemian

ASSOCIATES PRESENT: Member Ted Haley, Member MJ Spagone

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Mr. Greg Tansey, Town Engineer, Mr. Steve Solari, Building Commissioner

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 & 17, Sept 7 & 19, Oct. 19, Nov. 2 & 16, Dec. 6, 2022, meetings

Representative Eric Dias, PE, Strongpoint Engineering, was present at the hearing.

Mr. Dias began discussion about the parking suggestion at the Go Gas station, how they planned to change the parking on site and the interior to reflect such. By changing the layout of the interior and updating the parking to 12 spots, they felt they would no longer need a special permit, and only need site plan approval.

Mr. O'Brien made requests for items to be added to the submitted plans, as well as a loading area. He also noted that he agreed the applicant would no longer require a special permit regarding parking. Therefore, the applicant was instructed to withdraw the SP as soon as they can.

Member Ajemian asked about outdoor lighting and if they met the requirements.

Mr. Solari noted he reviewed the changes with Mr. O'Brien and was satisfied.

Mr. Tansey also spoke about the on-site parking satisfying his concerns as well.

Chairman Driscoll asked for public comment, there were none.

Member Geller asked about signage on the building, or street side. He wanted to see properly rendered plans of what the final building will look like as the proposed drawings presented were different than the first proposal of this project.

Member Ajemian recommended the board make a final decision next meeting with all the final drawings and plans submitted.

Submittals requested to be in by the Monday before the meeting, no later than 12pm.

Motion to continue the public hearing to January 18, 2023, at 6:30pm made by Member Ajemian, second by Member MacDonald.

Roll Call:

Member Geller, YES

Member Ajemian, YES
Member MacDonald, YES
Member Driscoll, YES

Board Business

Planning Board Minutes (11/2/2022 & 11/16/2022)

Motion to approve the minutes made by Member Ajemian, seconded by Member Geller.

Roll Call:

Member Geller, YES
Member Ajemian, YES
Member MacDonald, YES
Member Driscoll, YES

Planner's Report

Executive Session next meeting to discuss with Attorney Jason Rawlins

Subdivision Rules and Regulations Redline Draft – will continue to review next meeting.

New Director Update -

Adjournment

Motion to adjourn was made by Member Geller, seconded by Member Ajemian, it was unanimously voted. Meeting ended at 7:20pm.