

The regular meeting of the Planning Board convened at 6:30 p.m. via Zoom.

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

ASSOCIATES PRESENT: MJ Spagone

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Bob Rulli, CED Director, Sristhi Jain, Assistant Planner, Steven Solari, Building Commissioner, Greg Tansey, Town Engineer

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

168, 180, 232, and 240 Broad St (Map 21, Lots 143, 144, 149, & 150) – Proposed Mixed-use development for Edgewood Development Company LLC - Site Plan Review and Special Permit approval pursuant to Section 10.6 (Site Plan Approval), Section 10.5 (Special Permits), Section 6.0 (General Regulations), Section 9.6 Mixed Use in the CBD), Appendix B Table of Dimensional Requirements with waivers requests. (Continued from August 2, 2023)

Applicant requested a continuance to October 4th. Motion to continue to October 4th at 6:30 pm made by Member Rojas, second by Member Ajemian.

Roll call: Member MacDonald - yes

Member Spagone - yes

Member Ajemian - yes

Member Rohas – Yes

385 North St (Old Stables Estates, Map 32 Lot 9) Proposed 3-lot subdivision – Definitive Subdivision pursuant to the Planning Board Subdivision Rules and Regulations Continued from August 16, 2023

Larry Silva, Silva Engineering Associates, addressed the response from the town engineer related to technical issues mainly on drainage in the fourth technical review.

Mr. Tansey explained that his comments have been addressed satisfactorily.

Chairman Driscoll addressed the tree planting outside the layout and drainage in the layout and questioned the need for a waiver request for planting to satisfy the planting requirement of the board. Also, Chairman Driscoll asked that the selection of the tree species. Also, when would the town receive a draft of the homeowner's association.

Rebecca Baptista, SEA, addressed the tree requirements will meet the requirements of the Subdivision Rules and Regulations.

Motion to close the public hearing made by Member Ajemian, second by Member MacDonald.

Roll call: Member MacDonald - yes

Member Ajemian - yes

Member Spagone – yes

Member Rohas – Yes

Member Driscoll - yes

Motion to approve the subdivision conditioned on the draft decision provided by the Town Planner and have the tree types of the subdivision match the permitted types that are to be approved by the Planning Board as part of the Subdivision Rules and Regulations changes approved tonight made by Member Ajemian, second by Member MacDonald.

**Roll call: Member MacDonald - yes
Member Ajemian - yes
Member Spagone – yes
Member Rohas – Yes
Member Driscoll - yes**

Planning Board Hearing – Subdivision Rules and Regulations Amendments

Town Planner Mr. O'Brien addressed the updated list of Rules and regulations for the subdivision. This includes the change is the tree list which complies with the tree committee.

Motion to accept the amendments of the Planning Board Subdivision Rules and Regulations was made by Member Ajemian, second by Member MacDonald, and it was unanimously voted.

Request Release of Funds – South Farm Estates – MJM Construction Corp Inc

Town Planner Mr. O'Brien addressed the details of the funds, also the work had been completed for the roadway. Chairman Driscoll explained the concerns about the property have been placed on conservation restriction in perpetuity. Also, HOA can hold land but not restrict it.

Mr. Manny Bugginga addressed placing a property in a Conservation Restriction is a long process and trying our best.

For detailed discussion watch the YouTube video [\(90\) Planning Board Meeting - Sep 6, 2023 - YouTube](#)

Motion to continue October 4th made by Member Ajemian, second by Member MacDonald.

**Roll call: Member MacDonald - yes
Member Ajemian - yes
Member Spagone – yes
Member Rohas – Yes
Member Driscoll - yes**

Request Release of Remaining Funds – Cranmore Estates Rescinded Subdivision – Cranmore Estates LLC

Larry Silva, SEA, on behalf of the applicant, addressed everything that has been transferred over with legal papers.

Chairman Driscoll addressed that satisfy the treasurer's office release and fund for the third party.

Town Planner Mr. O'Brien explained a letter could be provided to the treasurer stating that Mr. Walsh, Cranmore LLC is the sole owner of the property and it is no longer Clive Gummow.

Motion to release the funds made by Member MacDonald, second by Member Rojas.

Roll call: Member MacDonald - yes
Member Ajemian - yes
Member Spagone – no
Member Rohas – Yes
Member Driscoll - yes

June 21, July 19, August 2, 2023, Meeting Minutes

Motion to approve made by Member Ajemian, second by Member Rohas

Roll call: Member MacDonald - yes
Member Ajemian - yes
Member Spagone – yes
Member Rohas – Yes
Member Driscoll - yes

Adjournment

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