

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

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Ajemian, Mrs. Rojas, Mr. Geller

ASSOCIATES PRESENT: Mr. Haley

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.

**31 Perkins St – Site Plan Review. Site Plan Approved August 16, 2023**

Mr. Doug Troyer, on behalf of the applicant, presented a revised rendering of the elevation with changes in material, roofline, and panel details. He provided information regarding the EFIS type material. The Board had no questions and appreciated the updates.

**Motion to approve the Minor Modification by Member Ajemian, second by Member MacDonald.**

**Roll call: Member MacDonald - yes**

**Member Ajemian - yes**

**Member Geller – yes**

**Member Rojas – yes**

**Member Driscoll - yes**

**Public Hearings (continued) 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)**

Chairman Driscoll stepped away due a conflict. Mr. Steve Meltzer applicant highlighted the full team of Architect, Traffic Engineer, and owner of the Foundry is present on the panel today.

Mr. Melzer provided a presentation and provided key points based on design improvement that included: walking trails and pocket parks on site, Community Garden, additional green space, walking path along Broad Street, modifying the drive-thru exit off Broad Street. He stated through their review and analysis with the traffic engineer and designer they have met the recommendations of the Board with the inclusion of crosswalk locations and refinement more in tune with “town center” design buildings.

Mr. John Kucich, Civil Engineer for Bohler, provided information regarding water and sewer calculations for the project and stated that he had coordinated with the fire department.

Mr. Jeff Bandini, Traffic engineer from McMahon Associates/Bowman Company, addressed the crosswalk location and potential new location for sidewalk improvement.

Mr. Rob Harbeson, the Architect from Market Square Architects, explained the traditional New England architecture of the proposed buildings, some of the elements of the front building are the Gable roof,

the ground floor being more height with large glass windows for commercial and more pedestrian scale. The back building looks and feels like a row or townhouse, breaking the masses with different material palates and different rooflines to break the monotony of a singular building.

Town Planner O'Brien addressed that the applicant should provide screening in the driveway area to protect those who would be utilizing the outdoor seating.

Member Ajemian stated that he is not convinced with the size of the back building and its effects and he proposed a cluster of similar styled buildings instead of one big building at the back. He also recommended that they provide solar on the roof and EV charging stations.

Member MacDonald addressed his disagreement to waive the percentage of commercials at this point.

Director Bob Rulli explained possible mitigation for the commercial property to provide workforce and/or mixed-income housing.

**Motion to continue November 1, 2023, at 6:30 pm made by Member Geller, second by Member Ajemian**

**Roll call: Member MacDonald - yes**

**Member Ajemian - yes**

**Member Geller – yes**

**Member Rojas – Yes**

**500 Elm St – Site Plan and Driveway Modification – Site Plan Approved January 15, 2020**

Mr. Chris Anderson, Professional Engineer from Hannigan Engineering on behalf of the applicant, provided an explanation of the project and why the increase in the curb-cut radius is necessitated for trucks to better turn southbound down Elm St. The larger trucks currently interfere with the northbound traffic when turning in the existing driveway layout. The applicant had already received an Order of Conditions through the Conservation Commission.

Town Engineer, Greg Tansey explained he had reviewed the turning radius template truck traffic going in and out and had no issue. The contractor must reach out to DPW to receive the proper permits for street opening and they must follow the Highway's Departments rules and regulations.

**Motion to accept as Minor Modification by Member Geller and second by Member MacDonald**

**Roll call: Member MacDonald - yes**

**Member Ajemian - yes**

**Member Geller – yes**

**Member Rojas – Yes**

**Member Driscoll - yes**

**Motion to approve the Minor Modification by Member Geller and second by Member MacDonald**

**Roll call: Member MacDonald - yes**

**Member Ajemian - yes**

**Member Geller – yes**

**Member Rojas – Yes**  
**Member Driscoll - yes**

**210 Broad St – Façade material Modification – Site Plan Approved January 18, 2023**

Mr. Jemin Patel, the applicant, and Mr. John Belsan, the contractor, explained the changes in the elevation plans. The Board well that these plans did not provide enough information on them to decide at this time, as there were concerns from the Board for the type of material on the roof slates that were different than the flat roof that was initially approved. The Board asked the applicant to come at a later date to provide renderings of the façade with different material types for the roof.

**Motion to continue November 1, 2023, at 6:30 pm made by Member Geller, second by Member MacDonald.**

**Roll call: Member MacDonald - yes**  
**Member Ajemian - yes**  
**Member Geller – yes**  
**Member Rojas – Yes**  
**Member Driscoll - yes**

**Request Release of Funds – South Farm Estates – MJM Construction Corp Inc (continued from September 6, 2023, meeting)**

The applicant was not present at the meeting.

Town Planner Mr. O’Brien addressed that the applicant is making progress in terms of conservation restriction with the Conservation Commission.

**Motion to continue October 18<sup>th</sup> made by Member MacDonald second by Member Ajemian.**

**Roll call: Member MacDonald - yes**  
**Member Ajemian - yes**  
**Member Geller – yes**  
**Member Rojas – Yes**  
**Member Driscoll - yes**

**August 16, 2023, Meeting Minutes**

**Motion to approve made by Member MacDonald, second by Member Geller**

**Roll call: Member MacDonald - yes**  
**Member Ajemian - yes**  
**Member Geller – yes**  
**Member Rojas – Yes**  
**Member Driscoll - yes**

**Adjournment**

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