

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

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

ASSOCIATES PRESENT: Mr. Haley

STAFF PRESENT: Shane O'Brien, Town Planner, Sristhi Jain, Assistant Planner, Greg Tansey, Town Engineer

456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval) (Continued from October 18, 2023, Meeting)

Town Planner Mr. O'Brien addressed Director Mr. Bob Rulli and building inspector Steve had done the site visit and sent out the certified letter, regarding the problems associated with the site and gave 30 days to clean the site and it's in progress.

Israyil, Elite Motors, the applicant, explained the extending parking space numbers and Spruhan Engineering did not prepare any plans to present to the board. Chairman Driscoll questioned about the site cleanup status and handicap parking is missing. Town Planner Mr. O'Brien addressed that we currently have 50 parking spaces, and they want 68 spots and recommend eliminating a few front parking spots as constructive feedback for the next meeting. Member Geller addressed that handicapped parking should be closed to the main door and discussed a few possibilities for the elimination of the parking spots.

A few suggestions were given regarding the elimination of parking spots and the need to address all the feedback at the next meeting with the site's new plan.

Motion to continue December 20, 2023, made by Member Geller and second by Member Ajemian

Roll call: Member Driscoll - yes

Member Ajemian - yes

Member Geller – yes

Member MacDonald – Yes

Member Haley – Yes

14 Summer St – Discussion on Certificate of Occupancy and Conditions of Minor Modification

Town Planner Mr. O'Brien explained the brief history of the project, In May'23 the board granted a CO for apartments for this project and a list of recommendations and demands for the next viewing of this project, also did the site visit yesterday had some comments and send pictures to the board members.

Kristine Barbati, the applicant addressed, achieved all the requirements needed to do so. Rebacca, Silva Engineering did the survey last week, changes were made for the parking and front area for the handicapped along the ramp area, railing had been installed. Chairman Driscoll questioned the landscape island that was made of wood, on the original plan it was made of Cape Cod Bern and used for stormwater runoff from the parking but doesn't fit in the wooden box of planters because it is raised.

Few decisions were made between the board member and the applicant about what would be better for the site.

Motion to remove the planter in the parking lot and stripe the area as is made by Member Gellar, second by Member Ajemian

**Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member MacDonald – Yes
Member Haley – Yes**

ANR Plan – 185 Whitman St (Assessors Map 23, Lots 75 & 76)

Rebacca, Silva Engineering, explained the site plan.

Motion to endorse made by Member Gellar and second by Member Ajemian

**Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member MacDonald – Yes
Member Haley – Yes**

September 6, 2023 & September 20, 2023, Meeting Minutes

Motion to approve made by Member Ajemian and second by Member Gellar

**Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member MacDonald – Yes
Member Haley – Yes**

Discussion of the 2024 Meeting Schedule

Motion to approve was made by Member Gellar and second by Member Ajemian, and it was unanimously voted.

Adjournment: The Motion to adjourn was made by Member Ajemian, second by Member Gellar, and it was unanimously voted.