

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

MEMBERS PRESENT: Mr. Driscoll, Mr. Geller, Ms. Rojas, Mr. Haley

ASSOCIATES PRESENT: Ms. Spagone

STAFF PRESENT: Bob Rulli, CED Director, Shane O'Brien, Town Planner Sristhi Jain, Assistant Planner, Steve Solari, Building Inspector, Greg Tansey, Town Engineer

Executive session

Motion to enter the executive session made by Member Geller and Seconded by Ms. Spagone

Roll call: Member Spagone – Yes

Member Geller – Yes

Member Driscoll – Yes.

Chairman Driscoll opened the meeting.

Continuing Discussion of Draft Proposal from CED Staff for Section 8.7: Active Adult/Senior Village Ordinance.

Shane O'Brien, the Town Planner, updated the draft for the Senior Village Ordinance. The meeting continued with a discussion of the redlined version of the draft, and several changes and recommendations were suggested by the board members as well as members of the public via email.

456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval) (Continued from April 17, 2024, Meeting)

Ismayilli Israyil, the applicant, provided an update on the project regarding the site cleanup.

Motion to continue to June 5th, 2024, made by Member Geller and seconded Member Rojas.

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

0 Plymouth St (Map 24, Lot 52) – Site Plan Review (Section 10.6) for new office /warehouse building with parking, drainage, and utilities. (Continued from April 17, 2024, Meeting)

The applicant requested to continue to the next planning board meeting.

Motion to continue to June 5th, 2024, made by Member Geller and seconded Member Haley.

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

815 Bedford St (Map 88, Lot 23) – Site Plan Review (Section 10.6) for new commercial/retail building as well as self-storage facilities and other site improvements (Continued from April 17, 2024, Meeting) – Requesting Continuance to June 5, 2024, Meeting.

The applicant requested to continue to the next planning board meeting.

Motion to continue to June 5th, 2024, made by Member Geller and seconded by Member Spagone.

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

0 Broad St (Map 4, Lot 22) – Special Permit (Section 10.5 and Tables of Uses A.2) to construct a duplex in a Residential D zone.

Donald Ellis, representing Elko Construction Corp., presented the project. The board members continued to discuss the details, questioning the approval of the septic tank with the Board of Health and other utilities. Chairman Driscoll inquired about the architectural plans prepared for the proposed site. Steven Solari, the building inspector, commented that the project is a legal non-conforming property.

Public Comments:

The Board received emailed comments from Sharon Mutrie. Ms. Mutrie attended the meeting and reiterated her emailed comments and questions. She wanted to make sure that any construction is to be maintain on the site, rather access the Association's property.

Motion to continue to June 5th, 2024, made by Member Geller and seconded by Member Spagone.

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

884 South St (Map 75, Lot 1) – Preliminary Subdivision for 3 lot subdivision with waivers in Residential C

Eric Dias from Strong Point Engineering Solutions, Inc., representing the applicant, presented the proposed preliminary subdivision for 884 South St. It would be a three-lot subdivision with an existing house and two new houses. He additionally presented various alternatives and discussed the requested waivers. Chairman Driscoll asked about the waiver for the radius to be reduced below Town Standard. Town Planner O'Brien stated that the Town would not recommend any waivers of street trees as presented. The meeting continued with a discussion on the potential layout options for the site including a potential duplex replacing the two lots or if the project was allowed by right with no waivers.

Greg Tansey, the Town Engineer, commented that the location has a high groundwater table and significant surface water runoff.

Motion to continue to June 5th, 2024, made by Member Spagone and seconded by Member Rojas

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

ANR - 259 Summer St (Map 48, Lot 164)

Chairman Driscoll left the meeting due to a conflict of interest.

Larry Silva from Silva Engineering Associates, representing the applicant, presented the project and proposed dividing the lot into three parts. Shane O'Brien commented that the project complies with the requirements.

Motion to endorse the plan made by Member Geller and seconded by Member Spagone.

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Geller – yes

Member Rojas– Yes

March 20, 2024, Planning Board Meeting Minutes

Motion to approve the minutes made by Member Geller and seconded by Member Spagone.

Roll call: Member Spagone– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Adjournment: The Motion to adjourn was made by Member Spagone second by Member Haley and it was unanimously voted.