

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

MEMBERS PRESENT: Mr. Driscoll, Mr. Geller

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

884 South St (Map 75, Lot 1) – Preliminary Subdivision for 3 lot subdivision with waivers in Residential C. (Continued from May 15, 2024, Meeting)

Applicant requested the continue to the next planning board meeting.

Motion to continue to June 26th, 2024, made by Member Geller and seconded Member Spagone

Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – 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 May 15, 2024, Meeting)

Applicant requested the continue to the next planning board meeting.

Motion to continue to June 26th, 2024, made by Member Geller and seconded Member Spagone

Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – 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 May 15, 2024, Meeting) – Requesting Continuance to June 26, 2024, Special Meeting

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

Motion to continue to June 26th, 2024, made by Member Geller and seconded Member Spagone

Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes

456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval) (Continued from May 15, 2024, Meeting)

The applicant was absent from the meeting.

Motion to continue to July 17th, 2024, made by Member Geller and seconded by Member Spagone.

**Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes**

21 Park Terrace (Map 34, Lot 269) – Section 3 Site Plan Review (Section 10.7) to convert resident use into educational use.

Chairman Driscoll read the public hearing notice.

Rebecca from Silva Engineering Associates, representing the applicant, provided an update with a project brief and plans, which involve converting a residential single-family property to educational use with some improvements on the site. She additionally addressed the comments from the town engineer and town staff as outlined in the memo. Shane O'Brien, the Town Planner, also commented that the project complies with the town's bylaws.

No Public Comments were made.

Motion to close the public hearing made by Member Spagone and seconded by Member Geller.

**Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes**

Motion to approve the project based on the finding and facts and decision letter made by Member Spagone and seconded by Member Geller.

**Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes**

1278 Bedford St (Map 112, Lot 10) – Minor Site Plan Review (Section 10.6) for change in use from garage/maintenance building to retail store for Bobcat.

Chairman Driscoll read the public hearing notice.

Ed Jacob from PMP Consulting, representing the applicant, provided an update on the proposed project, which involves changing the usage from storage to a Bobcat retail building with offices. The project also includes restriping the original parking lot and adding some ADA parking spots. He addressed the comments made in the staff memo and presented architectural plans along with 3D rendering plans.

Pete Detone, owner of the Bobcat dealership in New Hampshire, answered queries from the attendees. The meeting continued with a discussion comparing the existing conditions on the site to the proposed changes.

No Public Comments were made.

Motion to close the public hearing made by Member Spagone and seconded by Member Geller.

**Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes**

Motion to approve project based on the conditions discussed, including the moving of ADA accessible spaces, updated signage, removal of four parking spaces, resurfacing the parking lot, and restriping the parking lot, along with all other points discussed during the meeting made by Member Spagone and seconded by Geller.

Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – 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. (Continued from May 15, 2024 Meeting)

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

Motion to continue to June 26th, 2024, made by Member Geller and seconded Member Spagone

Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes

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 board with the revised redline version of the ordinance.

April 5, 2024, Site Visit Planning Board Meeting Minutes

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

Roll call: Member Spagone– Yes
Member Geller – Yes
Member Driscoll – Yes

Special Permit Standards for Duplexes (Draft)

Shane O'Brien, the Town Planner, provided an update with the draft version of the special permit standards for duplexes.

Adjournment: The Motion to adjourn was made by Member Spagone, seconded by Member Geller and it was unanimously voted.