

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

MEMBERS PRESENT: Mr. Driscoll, Mr. Geller, Mr. Macdonald, 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.

456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval) (Continued from June 5, 2024, Meeting)

Israyil Ismayil, an applicant, presented the project and provided updates on the site clearing. Director Robert Rulli informed the board about the conservation violation that had existed and confirmed that the Commission had voted to remove the violation with the progress made with cleaning. Chairman Driscoll inquired about the striping of the parking spaces on the site.

Steve Solari responded, stating that all customer and handicapped parking spaces need to be striped. The conversation went back and forth between the board and the applicant.

Chair opened up to public comment and there was none.

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

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Motion to approve the Site Plan Review based on Town Planner's draft language with the following additional conditions: stripping the customer and handicapped parking spots, as well as any other parking areas on the asphalt, and submitting a revised plan with the discussed conditions.

The motion was made by Member Macdonald and seconded by Member Geller.

Roll call: Member MacDonald– 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 June 26, 2024, Meeting)

Michael Koska, the applicant, provided an update with the revised plan and the second technical review from the Engineering department, confirming that all comments have been addressed. Chairman Driscoll inquired about the type of curbing on the edge of the site and how it differs from the perimeter curbing to ensure it matches. Mr. Tansey stated there is currently no granite curbing on Mill St. Additionally,

discussions included the easement and location of vegetation on the site. Chairman Driscoll requested that the Performance Standards state that there should be additional landscaping within the 20 ft buffer of the site and that landscaping should be in the form of shade trees. The applicant agreed that can be added as a condition.

Chair opened up to public comment and there was none.

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

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Motion to approve the Site Plan Review with the Town Planner’s draft language and inclusion of additional landscaping and buffer strip with trees of according to Section 6.4.2. The motion was made by Member MacDonald and seconded by Member Geller.

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Order-FY24-047: Laying Out and Accepting a Private Way – Timber Lane, Oldfield Rd, Erbeck Circle Ext

Shane O’Brien, the Town Planner, provided a summary of the request, as Lee Castignetti of Long Built Homes had submitted a request for Street Acceptances for Timber Lane, Oldfield Rd and Erbeck Circle Ext. The request had been sent by the town council and included comments from Water Department of issues with water gates. Chairman Driscoll discussed various issues observed during a site visit, such as water pooling along the road, missing street trees, and a significant piece of land needing to be transferred to the Wildlands Trust as well as the land adjacent to Jenny Leonard Park.

The Chair allowed for comments.

Eileen Barron White, Former HOA trustee, commented that there are still many issues that need to be addressed before this can be accepted as a public road and wanted an update on the open space land transfer.

Lee Castignetti added that the trees are correctly laid out according to the Open Space approval and homeowner’s association's guidelines. He believed the roads were all complete to Town standards.

Town Planner Shane O’Brien stated that the focus of the recommendation to be based on if the road has been built to Town Standards as designed or still has deficiencies that need to be corrected prior to street acceptance. He stated as of now there are still deficiencies.

Motion to not recommend the roads mentioned above to be accepted as Public Ways by the Town due to the following conditions was made by Member Geller and seconded by Member Haley.

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Reorganization of Planning Board (Election of Chair, Vice Chair, Clerk)

Motion to appoint Member Geller as Clerk while maintaining a current status quo with Patrick Driscoll as Chair and Michael MacDonald as Vice Chair was made by Member MacDonald and seconded by Member Haley.

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

April 17 and May 15, 2024, Meeting Minutes

Motion to approve the April 17 and May 15, minutes made by Member Macdonald and seconded by Member Geller

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Special Permit Standards discussion

The board members discussed the special permit for duplexes which include the minor and major permit.

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