

The special meeting of the Planning Board convened at 7:00 p.m. via Zoom.

Video version of meeting available at: <https://www.youtube.com/watch?v=synSyjzqgrg>

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, Eric Costa (Associate), MJ Spagone (Associate)

STAFF PRESENT: Bob Rulli, CED Director, Shane O'Brien, Town Planner

Chair Patrick Driscoll opened up the meeting and read the Governor's order for remote meetings.

Approval Not Required Plans

0 Oldfield Rd (Map 52, Lot 14)

Lee Castignetti, Long Built Homes representing the applicant Oldfield Estates LLC. He is providing an ANR Plan that would adjust lot lines of Drainage Lot 1B-1 and 19 Oldfield Rd to accommodate the owner of 19 Oldfield Rd who had placed their fence on the drainage lot.

Chairman Driscoll said he had talked to Town Planner O'Brien earlier as the Planning Board in its Subdivision Rules and Regulations have requirements on how close a lot line can be to a drainage basin, so if Mr. Castignetti can ask his surveyor to verify the distance from the lot line to the drainage basin as the Board requirement is that must be 20 ft away. Mr. Castignetti said he would need to go back to his surveyor and engineer to verify that distance.

Motion to continue was made by Member MacDonald and seconded by Member Geller

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes, Costa - Yes

600 Pleasant St (Map 60, Lots 10 & 18)

Robert Pellegrini, PK Boston Law, and Scott Faria, JK Holmgren Engineering, representing the applicant Hanson Family Realty. This is related to the Town purchasing Lot A of the ANR to be placed in a Conservation Restriction of Hanson Farm. The rest of the parcels would remain in the Hanson Family Realty ownership.

Member MacDonald asked about the Conservation Restriction.

Attorney Pellegrini stated that the point is to allow for the Conservation Restriction to move forward and the Town with the State is looking to purchase the development rights of Hanson Farm.

Motion to endorse was made by Member Spagone and seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes, Costa - Yes

Planner's Report: None

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

Roll Call Vote: Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes, Costa - Yes