

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

Meeting can be viewed here: <https://www.youtube.com/watch?v=I9B-4FQaB3k&t=4852s>

**MEMBERS PRESENT:** Chair Patrick Driscoll, Michael MacDonald, Steve Geller, Thomas Pratti, Eric Costa (Associate), Kris Fabroski (Associate)

**STAFF PRESENT:** Shane O’Brien, Town Planner, Steve Solari, Building Inspector, and Greg Tansey, Town Engineer

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

**Public Hearings:**

**0 Lakeshore Center (Map 96, Lot 16) - Encompass Health for Site Plan Approval (Continued from September 17, 2025 meeting)**

The applicant submitted a request for a continuance to November 5, 2025.

**Motion to continue to November 5<sup>th</sup> made by Member Geller, seconded by Member Pratti.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Costa – Yes, Fabrowski- Yes**

**593 Plymouth St - Bardhi Investment Group, LLC - (Continued from September 17, 2025 meeting)**

The applicant submitted a request for a continuance to November 5, 2025.

Chairman Driscoll brings up the discussion on what the Members will want to see staked out on the site. Staff will reach out to coordinate the details.

**Motion to continue to November 5<sup>th</sup> made by Member Pratti, seconded by Member Geller.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Fabrowski- Yes**

**0 Pleasant St - Claremont Bridgewater Hotel II LLC (Continued from September 3, 2025, meeting)**

The applicant submitted a request for a continuance to December 3, 2025.

**Motion to continue to December 3<sup>rd</sup> made by Member Geller, seconded by Member Pratti.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Fabrowski- Yes**

**Street Acceptances:**

Lee Castignetti has asked for additional time to provide information to the Board.

**Order-FY26-015: Laying Out and Accepting a Private Way – Timber Lane**

**Order-FY26-016: Laying Out and Accepting a Private Way – Oldfield Road**

**Order-FY26-017: Laying Out and Accepting a Private Way – Erbeck Circle Ext.**

**Motion to continue to November 5, 2025 made by Member Pratti seconded by Member Geller.**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Fabrowski- Yes**

**Lot Release Requests – Hampden Ave – 0 Winter St**

Shawn Maher, 20 Winter Street Representative – Speaks about releasing 2 lots and leaving the other 2 so they can start. The bond and surety number was set and determined to be \$107,640 by Town Engineer Greg Tansey. The members and Mr. Maher discussed his desire to release 2 lots rather than all the lots usually approved as to not provide the full amount for all the lots.

Mr. O’Brien opens the discussion of releasing the lots and what they would be comfortable attributing that to.

Chairman Driscoll Recuses himself as an abutter to the project.

Chairman Driscoll asks that if they can only release 1 lot, which lot would he prefer. This is based on the fact that they typically have only released one(1) lot at a time.

Discussion amongst the members ensues about releasing 1 or 2 lots. Mr. Taney, speaks to the cost placed on the lots based on work to be completed and other factors.

Mr. O’Brien notes that a check in the amount of \$71,760 must be submitted for lots 1 & 2 to be released.

**Motion to release lots 1 & 2 for the amount of \$71,760, along with no more lot releases and no occupancy until all amounts are paid and work is completed, made by Member Fabroski seconded by Member Geller. Discussion.**

**Roll Call Vote:**

**MacDonald – Yes, Geller – Yes, Pratti – Yes, Fabrowski- Yes, Costa- Yes**

Chairman Driscoll brought up discussion on reviewing outstanding bonds to ensure they are accurate still.

**OML Planning Board Complaint – Mark Peterson – Date of Alleged Violation July 16, 2025**

Mr. O’Brien reads the OML complaint for the record and the board to discuss.

Chairman Driscoll notes that they will correct the address, add map and parcel to accompany the correct address, and correct the date of approval noted.

**Board Items for Next Meeting:**

Mr. O’Brien stated that the next meeting will be a joint hearing with CED committee and have a zoning amendment coming forward about the senior housing open space changes.

Board/Committee Liaison reports:

Mr. Driscoll talks about Jenny Leonard Park and CPC discussion on the Town taking the land.

Planner’s Report:

Town Planner O’Brien stated that there is a Tree forum coming up. CED has an Open Space RFP open right now. Working on the 2026 PB schedule. The next meeting has been advertised for Zoom and will be

with Council Members. It was also discussed bringing back a monthly technical review process for upcoming projects.

Chairman Driscoll asks Mr. Tansey about the Water Impact form and if there is a system in place for DPW to review.

Public Comment:

There was no public comment on Zoom nor in person.

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

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Costa - Yes**

**Meeting ended at 8:09 pm**