

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, Thomas Pratti, Eric Costa (Associate)

STAFF PRESENT: Bob Rulli, CED Director, 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.

ANR Plan(s)

167 Oak St (Map 11, Lot 71)

Jamie Bisonette Application Representative, begins to share the project overview. Chairman Driscoll asks for a few changes to the plan, upon those additions they will endorse.

Motion to endorse made by Member Pratti seconded by Member Costa.

Roll Call Vote:

Driscoll – Yes, Pratti – Yes, Costa - Yes

Public Hearings:

593 Plymouth St - Bardhi Investment Group, LLC - (Continued from November 5, 2025 meeting)

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

Chairman Driscoll reads the continuation request letter; he also asks Mr. Tansey if he received the updated plans.

Motion to continue to December 3rd made by Member Pratti, seconded by Member Costa.

Roll Call Vote:

Driscoll – Yes, Pratti – Yes, Costa - 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 December 3rd made by Member Pratti seconded by Member Costa.

Roll Call Vote:

Driscoll – Yes, Pratti – Yes, Costa – Yes

Meeting Minutes:

Motion approve the May 7th and May 21st meeting minutes made by Member Pratti seconded by Member Costa.

Roll Call Vote:

Driscoll – Yes, Pratti – Yes, Costa - Yes

Board Items for Next Meeting:

Mr. O'Brien talked about changes recommended to the board regarding MBTA.

December 3rd will be joined by CED committee; several continued items will be on that agenda as well. He also updates the members about the work completed at 20 Central square, and that the sidewalks came out nicely.

Open Space and Recreation plan update, public outreach will begin soon and coordination with Open Space and Recreation committees.

The 2026 meeting schedule dates have been sent out and to be confirmed.

CPTC training opportunities are shared with the members and recommended, they are being held virtually now.

Public Comment:

Adeline Ellenberg – will the board consider the minimum cap for MBTA, and advocates to adopt the minimum to be in compliance.

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

Roll Call Vote:

Driscoll – Yes, Pratti – Yes, Costa - Yes

Meeting ended at 8:09 pm