

The regular meeting of the Planning Board convened at 6:30 pm via zoom.

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Ms. Guarino, Mr. Geller, and Mr. Ajemian

ASSOCIATES PRESENT: Mrs. Santarcangelo, and Mrs. Rojas

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development & Mr. Greg Tansey, Town Engineer.

Chairman Driscoll opened the meeting and read the Governors Open Meeting Guidelines.

Joint Meeting with CEDC – Zoning Recodification with Mark Bobrowski

Director Mrs. DeBoisbriand introduced Town Manager, Michael Dutton, who had a few words to share. Mr. Dutton spoke about the process that had been going on to make changes to the by-law to offer a clearer, and usable by-law. He shared that there were many different groups and inputs provided to get the document to where it is today. He finished with thanking everyone for their efforts throughout the process.

Discussion was had about the most recent scheduled workshop being cancelled and that one should still be held.

Attorney Bobrowski provided updates with the changes that were requested by the Board previously. Discussion was had about showing the overlay districts, particularly the ERO, in the use table. Atty. Bobrowski suggested that they not be in the use table and the uses be identified in the text. Many of the members agreed that the overlay should remain in the table, and so they recommended such.

Attorney Bobrowski continued through the document pointing out more changes such as 5.2.1.2; which discusses changing one non-conforming use to a less detrimental non-conforming use. Members went back and forth on removing this or making edits to it. There were many concerns about this not being clear, set-in stone and leaving too much room for interpretation, which is not what the boards are looking to do in an updated by-law. Discussion was moved to the “tree fund” topic, some suggested changes were provided.

Attorney Bobrowski continued to the Senior Housing section, where he pointed out the changes and suggestions made. From there discussion moved on to the innovation district. Members agreed this was new and complex and it may be best to remove this for now and re-address in the future packet. A few more items were touched on and noted.

Dr. Carlton Hunt, 80 Austin Street, spoke about his desire to allow for the maximum number of trees through this by-law. He also asked for a comparative table that shows the changes that have been made in the bylaw.

Janet Hansen, Pleasant St, also asked for a clear document that shows the changes made as it is hard to follow as a resident. Also, she wanted more public access and advertising.

Larry Silva, Silva Engineering on Bedford Street, felt concern with some of the changes and some things being missing. Feared that these are items being cut and pasted from other places.

Pat Neary suggested that there needed to be more outreach to the public.

Melissa Ramondetta, 317 Lakeshore Drive, echoed the concern that this is not being advertised enough and they do not have access to all the drafts.

Chairman Driscoll noted that he did recall the letter from Ms. Ramondetta.

Dr. Carlton Hunt spoke again and shared that his desire for the table to show the changes, would be very helpful to the community members who don't read through the entire by-law and also be easy to understand.

Attorney Bobrowski stated that he and Director DeBoisbriand will work to make the changes suggested this evening, share the updated draft, and schedule another workshop in the meantime.

Discussion was had about a representative from each board meeting with Attorney Bobrowski in a smaller group to lock in a sounder draft, and from there release this to the public and move forward with the document.

Motion to close the public hearing made by Member MacDonald seconded by Member Geller. Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

Motion to make no referral to Town Counsel, with another draft in the works, made by Member Guarino seconded by Member Ajemian. Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. Driscoll -YES

A workshop will be scheduled on February 16th at 5:30pm, and the board asked it to be posted on the website.

Chairman Driscoll recused himself from the remainder of the meeting and left for the evening at 8:39 PM.

Request for Subdivision Modification – Olde North Estates

Representative: Frank Gallagher

This is a two-lot subdivision that was approved 2 years ago, off North Street, as a private road about 300ft long, with cul-de-sac at the end and served by town utilities. The original design called for a sewer main down the center of the road and would go into North Street, where a manhole would be constructed. It is under construction, and they have now found a 6" sewer stub on the property. The Sewer dept asked that the applicants connect to the stub rather than as previously approved. Mr. Gallagher felt this would be a better solution, and so they were before the board for that request.

Mr. Tansey noted that it was a shame the work had been done prior to the modification being approved. He also spoke about where the water lines were. He had no objections to the work that had been done.

Motion to declare the request as a Minor Modification made by Member Ajemian seconded by Member MacDonald. Roll Call:

Mr. MacDonald - YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Motion to approve the Minor Modification made by Member Ajemian seconded by Member Guarino.

Roll Call:

Mr. MacDonald - YES

**Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES**

Request for Release of Bond Funds – Crimson Estates

Director DeBoisbriand shared that the developer had a few remaining items to be taken care of, and at this time it appeared they had completed such. Mr. Tansey spoke to the matter that it was completed, and he agreed to release the bond and retain \$10,000 for basin maintenance. Director DeBoisbriand stated the original bond calculation was to retain \$5,000, and she recommended such.

Motion to release all remaining monies including interests, minus the \$5,000 made by Member Geller seconded by Member Ajemian. Roll Call:

**Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES**

Discussion of Town Engineer’s Report on Drainage Issue at Stonehill Lane

Mr. Tansey began to discuss his report, where drainage appeared to be an issue due to the grading not being completed according to the plans approved. He pointed out a proposed area that would flood and a swale that would drain the area in lot 1. He noted that this area was filled, therefore runoff would have no place to settle. As a result, on a heavy rainfall event, there had been a lot of standing water. Mr. Tansey spoke about the options of re-grading and a solution to the issue that was suggested by the applicant. He had not yet seen a plan to verify the efficiency of that plan.

Director DeBoisbriand reminded the board that the street has already been accepted, therefore the Planning Board’s jurisdiction would be limited. The Conservation Commission still has an open order of conditions and would be able to resolve this under that action.

Member MacDonald asked what action the board would even be able to take. Member Geller asked why this was in front of the board when they don’t appear to have a say in the matter anymore.

The developer was willing to take corrective action to resolve the issue and work with the board to fix the issues.

Larry Silva, Silva Engineering Associates, said that he did go out to the site to review the lot and the grading. A. Chaves, Inc, went out to the property and attempted to resolve the issue but unfortunately, they made the grading higher which forced the water to the issue spot. The Planning Board agreed that the matter was best handled by the Conservation Commission but asked to be kept informed on the process.

Minutes to be approved: 10/6/21, 10/20/21, 11/3/21, 11/17/21

Motion to approve the above minutes made by Member Guarino seconded by Member Geller.

**Roll Call:
Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES**

Adjournment

Motion to adjourn at 9:27 PM at was made by Member Geller, seconded by Member Guarino, it was unanimously voted.