

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

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

ALSO PRESENT: Ms. Burke, EOC Director; Ms. Farinacci, newly appointed Assistant Director
Ms. Dorr, Office Administrator

Mr. Driscoll, Chairman, read from prepared text on Governor Bakers order of 3/12/2020 and how the meeting will be conducted and how to be able to speak at the meeting.

60-88 BROAD STREET PUBLIC HEARING CONTINUATION

The public hearing reconvened at 6:35 pm.

A request was received from Troy Clarkson, on behalf of the applicant, to continue the hearing to March 17th; they are still working on plans.

On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted, by roll call vote, to continue the hearing to March 17th at 7:00pm.

A question was asked about the Board's time for action and Ms. Burke informed them that the email received is sufficient for extending the time.

OLDFIELD ESTATES, I MODIFICATION

A request for a minor modification was received from for 5P Forester Real Estate Trust, Paula Lehtola to modify the number of shade trees in the subdivision. The modification is to eliminate the number of street trees; the plan was approved with a total of 120 trees that would be placed 30' apart and the proposed plan is for 90 trees placed 40' apart.

The plan was approved according to the rules and regulations at that time; this proposal adheres to the rules and regulations in effect today.

On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted, by roll call vote, to accept the request as a minor modification to the approved subdivision plan.

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted, by roll call vote, to approve the minor modification.

THEORY WELLNESS

When this was approved a year ago, 3/4/20, condition #14 read: The Special Permit will be up for review within one (1) year from the date the Town Clerk issues a certificate of no-appeal, or the date all judicial appeals have been concluded. At such time the applicant must appear before the Planning Board and review all odor complaints to the Building Department. The Planning Board must determine the action or inaction to take based on the complaint(s). If action must be taken, the Applicant must contract an independent licensed professional engineer and/or firm with a

licensed professional engineer to test odor control mechanisms and offer a new odor control plan for review and approval of the Planning Board.

As of last Thursday, neither the Board of Health or the Building Dept has had any odor complaints this past year. Brandon Pollock was present, and he stated that Theory Wellness had not received any complaints either. He assured the Board if any complaints are received, they would certainly address them.

Although nothing else needs to be done, Ms. Burke suggested that maybe a letter be sent to Theory Wellness indicating that condition #14 had been complied with.

A motion was made by Mr. Geller, seconded by Mr. MacDonald, that condition #14 has been complied with and that a letter be sent to the applicant indicating that they have complied with that condition. It was unanimously voted by roll call vote.

The minutes of 2/17/21 were on the agenda for approval, however, they were not sent to the members in the meeting package. This was postponed to the next meeting.

Ms. Guarino reported that the CPC will be having an open hearing on 3/23/21.

There were no other reports.

On a motion by Mr. Ajemian, seconded by Ms. Guarino the meeting was adjourned at 6:55 pm.

MINUTES APPROVED: 3/17/21