

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 & Building Inspector, Steve Solari.

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

900 Bedford Street – Calare Properties, Inc. – Site Plan Review cont.

Representative: Zachary Richards– Bohler Engineering

Mr. Richards reviewed the status of comments that were addressed, and the affirmative review given by the Town Engineer.

He pointed out the distance to the development to the rear of the property and pointed out the lighting concerns.

Jason Adams, Traffic Review, Mr. Adams reviewed the analysis submitted on the crash numbers and vehicle trips during peak hours.

Jeff Checkoway, Claire Properties, was also present.

Mr. Tansey provided an overview of his review, discussed the test pits, and catch basins, lighting, landscaping, O&M Plan, Drainage.

Member Ajemian asked about gifting money to the town for trees.

Mr. Checkoway announced they would put together \$15,000 for this project.

Member Ajemian asked about \$20,000. And asked that the amount the chose would be deposited before they cut any trees down.

Mr. Checkoway agreed that they would increase the amount to \$20,000.

Chairman Driscoll asked for public comment.

Pat Neary- Lakeside drive- pleased to hear they addressed the lighting. She asked about motion activated lighting being suggested.

Marilee Hunt – spoke about the tree donation and in the future having a formula to establish an amount requested.

Member Guarino spoke about not having an invasive tree – Bradford pear tree.

Discussion noted the types of trees displayed on the plans.

Dr. Hunt – Austin St- Questioned about the runoff and if it ran into the sewer system.

Motion to close the public hearing made by Member Ajemian, seconded by Member Geller.

Roll Call:

Mr. Driscoll- YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. MacDonald – YES

Discussion: Mr. Tansey spoke about the SWIPP Conditions, pump station calc's, curb cut, and funds for cutting trees.

Member Geller stated he would like to add the condition about if a tenant not need a compactor than the dumpster be fenced off.

Also, \$20,000 gift for planting of trees be deposited prior to any trees being cut.

Occupancy condition was discussed.

Motion to approve 900 Bedford St with standard and special conditions provided made by Member Geller, seconded by Member Ajemian. Roll Call:

Roll Call:

Mr. Driscoll- YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. MacDonald – YES

86 Spring Street – 86 Spring Street Revocable Trust – Special Permit

Representative: Mr. Milton "Bud" Morris, Morris Real Estate

Chairman Driscoll reads the Legal Ad which identified the project as a Mixed used – 4 additional apartment uses over the existing commercia space, add parking, and fence the trash area.

Mr. Bud Morris shared that they are here looking for an addition over the existing building. The building is fully sprinkled and alarmed. He noted the rear section of the building is where the addition is to be done, and there is no site worked proposed. The plan proposed 7 units, where 17 units would be allowed based on the density allowed in the area. Mr. Morris pointed out an additional 10 parking spaces, trash location which would be fenced and existing handicapped parking.

Chairman Driscoll picked up the discussion with a few questions about receiving floor plans to show bedroom counts and front elevations to show roofing. He suggested some changes to the bottom floor to align with the by-law.

Mr. Morris disagreed with changing the existing building and conditions as they are asking for an addition.

Chairman Driscoll stated that when there are more than 2 units being added, a new plan would be required and full permitting process.

Director DeBoisbriand shared her main concerns: As-built was submitted but a site-plan is typically submitted and should be submitted. Also noted that there was no lighting plan, landscaping plan, or traffic study. No waiver can be requested. Board should address the commercial use, architectural plans, and needed items.

Mr. Morris noted that Conservation items were addressed and witness by Mr. Etoniru, the current DPW Director.

Chairman Driscoll pointed out that he would like to see more windows on the pre-existing floor, he viewed this as a new project and so the main floor needs to be reviewed and approved.

It was expressed that the above items are required as part of submittal for a Special Permit.

Mr. Morris disagreed that certain items should be required if it was pre-existing.

Chairman Driscoll asks for public comment.

There was none.

Chairman Driscoll asked Director DeBoisbriand to speak with Mr. Morris about the required materials.

It was announced that Member Rojas will be voting on this item in the place of Member Guarino as she is resigning from the board after this meeting.

Chairman Driscoll asked Mr. Morris if he can have, he requested materials by April 6th, he stated he will be able to bring forth what he feels he can meet by April 6th.

There was much concern that if the applicant is not willing to change the first floor to commercial, to meet the by-law requirement, then is a continuance needed.

It was decided they would honor the applicants request to continue.

Motion to Continue the Public Hearing to April 6th made by Member MacDonald, Second Member Ajemian.

Roll Call:

Mr. Driscoll- YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. MacDonald – YES

Board Business

Minutes to be approved: 12/1/21, 12/15/21, 1/5/22, 1/19/2022

Minutes were reviewed and changes were made.

Motion to approve made by Member Guarino, Seconded by Member Geller.

Roll Call:

Mr. Driscoll- YES

Mr. Geller- YES

Ms. Guarino- YES

Mr. Ajemian – YES

Mr. MacDonald – YES

Discussion on a date for meeting with Barrett Planning. March 30th Via Zoom.

Chairman Driscoll thanked Member Guarino for her 10+ years of service on the board.

Adjournment

Motion to adjourn was made by Member Guarino, seconded by Member Geller, it was unanimously voted.