

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

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

ASSOCIATES PRESENT: Mrs. Rojas

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development, Mr. Shane O'Brien, Town Planner, Mr. Greg Tansey, Town Engineer.

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

86 Spring Street – 86 Spring Street Revocable Trust – Special Permit (continued)

Applicant: Mr. Bud Morris

Mr. Morris began sharing a power point he put together. This showed images of the current building and some of the proposed changes to the outside. He also shared photos of the current outdoor lighting and what was being suggested in addition. The next item shared was a landscaping plan followed by floor plans.

Mr. Morris went on to discuss what he called the “elephant in the room”, which was the variance granted for the first-floor residential unit that currently existed. He went on to plead his case to the board and point out items from the by-law that he felt supported his case, to keep the first-floor residential unit.

It was discussed that the Engineer who stamped the plans, has an expired licenses and thus was not eligible to provide the expert opinion that the plans were appropriate. The applicant is working to get the plans properly stamped.

Chairman Driscoll asked a few questions about the outside of the building. He questioned the roof line from the images provided if there were windows on the rear of the building and if the current grey siding would be re-done to match the rest of the building. He had some questions about the bottom floor units and making them all the same level.

Member Geller asked if the applicant was planning to re-side the entire building. The applicant noted he would power wash the building. He also asked who would maintain the new planters on the windows. He also stated that he was not a fan of the motion detection lighting. It was also pointed out that if they submitted plans do not show it, they can't approve such. The plans need to depict what is being approved.

Town Planner Mr. O'Brien shared his staff report and went over some of the keep comments on this item. He suggested that a legal opinion should be issued in regard to the standing of the variance with this filing. It was also advised that any plans stamped by Mr. Spink be disregarded and new ones be stamped by an engineer with a valid license.

Chairman Driscoll noted that any architectural plans submitted need to reflect what will be built so they board can see what they approve.

Town Planner asked Mr. Solari, the building Inspector, if there was a need for an elevator. HE noted anything under 4 floors will not require such.

Town Planner reviews the standards for approval and staff comments.

Town Engineer reiterated his staff comments about motion detection lighting and traffic comments.

Further discussion was had regarding the accuracy of the plans and what is required for submittal. It was Mr. Morris's stance was that certain plans were not necessary, and the board could condition that they be built to the standard required. He noted that the drawings of the roofline were not drawn as they would be built.

Member Geller pointed out that the plans submitted do not represent the building accurately and the board expected them to be corrected and submitted corrected.

Chairman Driscoll noted that the board is requiring these things from Mr. Morris because they are required for the Special Permit submittal, by all applicants.

There was no public comment.

The Town Planner agreed to work with the applicant in providing guidance.

Motion to continue to June 1, 2022, made by Member Geller seconded by Member MacDonald.

Roll Call:

Member Geller

Member MacDonald

Member Ajemian

Member Rojas

Member Driscoll

1925 Old Plymouth St – Rollco Construction – Site Plan Review

Chairman Driscoll read the legal ad into the record.

The submitted project was a request for site plan approval, which proposed to construct a 6,000 sqft warehouse building with infrastructure.

Representative Larry Silva, SEA, shared the plans on the screen to show the other existing building on the site and stated that this 3rd building was properly prepared for in previous phases. This site has been served by Town water, onsite septic, utilities and showed a small area used for storage.

There were no board comments at that time.

Town Engineer, Greg Tansey, noted this was the second technical review, and that the applicant had addressed the comments. He suggested that the erosion control be extended due to the downward slope to the south.

Chairman Driscoll asked if there were landscaping plans provided and proceeded to ask if they should request tree plantings.

Town Planner O'Brien went through his staff report. He noted they commented on snow storage, and this has since been dealt with. Staff was satisfied with the updated plans provided.

There was no public comment.

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

Roll Call:

Member Geller

Member MacDonald

Member Ajemian

Member Rojas

Member Driscoll

Discussion: Member Ajemian stated he would like to see trees be added to the plans. It was determined that staff will review landscaping plans. A condition was suggested for the landscaping.

Motion to approve the project with the standard conditions plus the landscaping requirement, made by Member Ajemian, seconded by Member Geller.

Roll Call:

Member Geller

Member MacDonald

Member Ajemian

Member Rojas

Member Driscoll

Minutes: Member Ajemian suggested moving the minutes to the next meeting.

Board/Committee Liaison reports:

Member Ajemian spoke about his strong desire for a tree board and his plans to go to the Town Council to make the request that this be established. Discussion ensued about this process and the monies collected.

Member Geller noted he will not be at the next 2 meetings.

Town Planner O'Brien spoke about the upcoming schedule for board availability, in order to schedule a joint meeting with the CEDC. He will reach out to the Council Clerk to provide the available dates.

Adjournment

Motion to adjourn was made by Member MacDonald, seconded by Member Ajemian, it was unanimously voted.