

Planning Board
Minutes
February 14, 2023

Present: Tom Davidson, Chair
William Tessmer
Paul Carey
Kathy Robertson
Margaret Carroll

Meeting called to order at 7:03 p.m.

- 1) January 24, 2023, minutes approved. Vote 4-0 in favor.
- 2) Treasurer's report: Approved as Submitted. Vote 4-0 in favor.
- 3) Town Planner's Report.
 - i) Notification that MBTA Communities Plan was received. The Town Planner will reach out to DHCD if clarification is needed. He is looking at CMRPC to provide support and assistance with the process.
 - ii) Housing Choice Grant Opportunity. The Town has seen a 5% growth in new and approved housing since 2018, making it eligible for certain grant opportunities until 2025 including Housing Choice grant.
 - iii) Update on Route 140 reconfiguration: Residents expressed concerns about a number of project components including the installation of 5-ft bike lanes on either side of Route 140 which would effectively eliminate on-street parking for businesses along the stretch.
 - iv) Staffing announcement. Grace Brownell has been hired as part of the reorganized Department of Land Use and Inspectional Services team. She will provide staffing for the planning board. Her start date is March 8, 2023. .
- 4) East Street Estates continued public hearing opened at 7:12. Applicant requested a continuance of the Public Hearing and an extension of the shot clock. The motion was made to continue Public Hearing to February 28, 2023 at 7:05 and extend the shot clock to March 28. Vote 4-0 in favor. Scheduled meeting resumed.
- 5) Governor's Landing continued public hearing opened 7:27 pm. Applicant requested continuance. Motion made to continue the Public Hearing to March 14 at 7:10. Vote 4-0 in favor. Scheduled meeting resumed.
- 6) Zoning Articles Submitted to Town Meeting. Two Public hearing are scheduled for April 11, 2023, to discuss:
 - (1) Article 39: The requested amendment will increase the Zoning Board of Appeals (ZBA) from three (3) to five (5) regular members.
 - (2) The requested amendment is to see if the Town will accept changes to the Zoning Bylaw to regulate development and placement of small cell wireless installation.
- 7) Meeting adjourned