

Planning Board
May 24, 2022

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

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

1. May 3, 2022 meeting minutes approved 5-0 by roll call vote.
2. Treasurer's Report provided.
3. Office Report.
 - Hartford Highlands developer was contacted and will prepare a status update in the near future.
4. Paul Dell'Aquila provided a Town Planner report:
 - Paul Dell'Aquila was recently asked about a possible 5G wireless bylaw.
5. Regular meeting suspended at 7:16 p.m. Opened the public hearing for Governors Landing Mixed-Use development Site Plan Approval. Continued the public hearing for Governors Landing Senior Housing Community special permit. The following was noted.
 - The applicant provided a general overview of the total project.
 - The cost of providing sewer along Route 140 is considerably higher than providing sewer along the railroad right-of-way. Several issues were discussed in relation to this particular aspect of the project.
 - Historical review process is currently underway by the applicant.
 - Applicant has filed a Notice of Intent.
 - Applicant has filed a special permit with the ZBA for the mixed-use component of the project.
 - Upton resident Jayme-Louis Giancola would prefer more preservation of natural space and resources. The applicant noted open space preservation associated with the latest plan versus less preservation presented in earlier plans. Applicant considers the current plan to be a thoughtful approach to preservation of natural resource areas.

- Upton resident Darlene Shaw expressed concern regarding the buffer zone with the railroad. Applicant explained that the minimum preserved buffer would be 100 feet.
- Traffic along Route 140 was discussed. Applicant has previously submitted a traffic study and relocated driveways to address sight line concerns.
- Motion to continue public hearings to June 28, 2022 at 7:10 p.m., approved 5-0 by roll call vote.
- Regular meeting resumed at 8:05 p.m.

6. Discussion regarding land on Miscoe Hill Road, near the Mendon town line. Mazi Mohiuddin, landowner, noted the following:

- Considering a 6-lot open space subdivision as one possible option.
- The issue of Mendon private versus public way access was discussed at length.
- Town Manager offered to confer with town officials and report back to the Planning Board.

7. Discussion regarding ANR plan on 114 Hopkinton Road. Motion to request applicant to remove frontage designation on lot 14-A, approved by roll call vote 4-1.

8. Applicants have requested release of funds from Whitney Farms. Board will discuss at a future meeting.

9. Motion to reorganize the board, as noted below, passed by a roll call vote of 5-0:

- Chair: Tom Davidson
- Vice-chair: Gary Bohan
- Clerk: Kathy Robertson
- Treasurer: Margaret Carroll
- Member: Paul Carey

10. Motion to make appointments as noted below, passed by a roll call vote of 5-0:

- Appointee to CMRPC: Gary Bohan
- Appointee to Capital Budget Committee: Kathy Robertson

11. Recently approved Rushford & Sons special permit amendment was mentioned. The draft decision will be discussed at the board's next meeting.

12. Hybrid meeting option was discussed. Will be further discussed at a future meeting.

13. Meeting adjourned at 9:21 p.m.