

Planning Board  
June 14, 2022

Present: Thomas Davidson  
Paul Carey  
Margaret Carroll, Chair  
Gary Bohan  
William Tessmer  
Katherine Robertson (joined for items 5 on)

Called to order 7:00 p.m.

1. Prior meeting minutes approved unanimously by roll call vote.
2. Treasurer's report given.
3. Office report given.
4. Form A – Thompson Property off Westborough Road. Splitting off 60 acres (Lot B) to be sold to the State as conservation land. Christine Berry from Department of Conservation and Recreation spoke in support of the plan.

Plan to be amended to show Lot B as Parcel B and show straight line frontage on Lot A. Board voted unanimously to sign as amended.

5. Form A – 252 Milford Street – formerly Cook's Landscaping. Dividing into 3 lots. Plan is to sell one lot at this time. Mr. Davidson noted that only commercial lots should be accessed through frontage in commercial zone. Board voted unanimously to sign.
6. Discussion regarding Cobbler's Creek development and concerns of residents of Eames Lane. John Burns spoke to the neighbor's concerns for the developer.

Residents expressed concern as to the location of the parking lot and trailhead.

Questions regarding the board's ability to require a change.

Mr. Davidson will meet with the developer and the neighbors, with other stakeholders invited, to see if a compromise can be reached.

The board will discuss again on June 28.

7. Reopened public hearing on East Street Estates.

Moved to continue to June 28 at developer's request. Approved unanimously by roll call vote.

8. Review of Rushford & Sons decision. The board discussed and approved the decision with amendments.

9. Discussion regarding the role of the Associate Member. Mr. Davidson will ask that the Town Planner present options for an expanded role.
10. Discussion regarding amending the zoning table of uses to allow solar farms in AR Zone. Mr. William Taylor stated that the solar farms had been limited to commercial zones because they are commercial operations. Solar is by right in AR.  
Ms. Carroll stated she would prefer a special permit if the board were so inclined.
11. Discussion regarding Mayflower Drive. The road and sidewalk are not completed. Jacqueline Dubois, neighbor, expressed concern and appreciation from the board taking up the issue. The board will continue to prompt the developer to complete.

Adjourned at 8:16 p.m.