

Planning Board
July 12, 2022

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

Meeting called to order at 7:00 p.m.

- 1) June 28, 2022 meeting minutes approved 5-0 by roll call vote.
- 2) Paul Dell'Aquila provided the Town Planner report.
 - a) Warrant for Fall Town Meeting opened on August 1st. Only 3 meetings scheduled before warrant closes on September 24, Planning Board must schedule a hearing before BSC Group is hired to design the parklet for the Warren St. parcel next to Town Hall. The funds (\$35,000) were received last fall in the first round of REDO funding (regional economic development, part of an economic development recovery package)
 - b) The Town will soon be kicking off a façade improvement program, which was one of the five measures identified in last year's Local Rapid Recovery Plan (LRRP). The Planning Board obtained technical assistance funding from CMRPC to design the program (in collaboration with Mendon) and received further funding through a second round of REDO funding to actually implement the program. The program will award grants to local businesses to improve/enhance their storefronts as part of economic recovery.
 - c) The warrant for fall town meeting will be opening at the beginning of August, so if the Board wants to make changes to zoning or subdivision regulations, hearings will need to be scheduled. Regular meeting suspended at 7:05 p.m. Motion to continue the public hearing for East Street Estates to August 9th. Board Chair advised the applicant to be prepared to respond to all questions by that time. Planning Board will not meet the 4th Tuesday in July so the next available slot was the August date. Continuation approved 5-0.
- 3) Endorsement of ANR Plan for 19 Brook Street reviewed. The applicant established that the plan was not a subdivision and is in conformance with the town's Zoning bylaws. Endorsement of ANR application approved by 5-0 vote.
- 4) Discussion of ANR plan for 6 Pond Street postponed.
- 5) Regular Meeting suspended at 7:20. Motion to continue public hearing for the proposed Governor's Landing development to August 21 at 7:15. Approved 4-0.
- 6) Regular meeting resumed at 7:27

- 7) Discussion of the impact of the Cobblers Creek over-55 development off North Street on residents of Eames Lane started at 7:27. Residents reiterated concerns about the impact of the access road and proposed parking lot on safety, public dumping and an array of quality of life issues. They also spoke of the impact of substantial blasting at the site on the structural integrity of their homes and their ability to work at their residences.
 - a) Residents said they were unaware of the project and, once they became aware, of the magnitude of its impact on their property and quality of life both during construction and after the project is completed.
 - b) Residents raised a concern about the location of the easement claiming that the deed in the recorded plan is different than a second legal deed. The Planning Board agreed to ask the developer to come to an upcoming meeting to clarify the discrepancy on the two deeds.
 - c) PB members discussed recommendation by Town Planner that Town Counsel be briefed and advise the Board of the options that may be available to it. Members said that the special permit was granted with the facts the board had available to them at the time of approval. Members said that the developer has an approved plan and the Planning Board does not have the ability to stop construction or reopen the process without cause. Members suggested that residents request the developer amend his plan to minimize intrusion on the neighborhood and bring an amendment before the planning board for action. The Board voted not to brief Town Counsel at this time.
 - d) Bill Taylor from the Land Stewardship Committee is working on an advisory to the Conservation Commission. Taylor cautioned that DCR may have some interest in any proposed changes, and the other residents will have to be notified if parking is relocated next to their property.
 - e) Planning Board is requesting that the applicant clarify location and accuracy of easements and report back on July 26. Residents agreed to follow up with developer about alternative parking.
- 8) Discussion of posting an ad for replacing Denise as Planning Board coordinator postponed until August 9th meeting.
- 9) Meeting Adjourned at 8:31. Vote 5-0