

Planning Board
March 22, 2022

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

Meeting called to order at 7:01 p.m.

1. March 8, 2022 meeting minutes approved 5-0 by roll call vote.
2. Treasurer's Report.
 - Balance in the account of \$9,340.49.
 - No money owed to the Planning Board.
3. Office Report provided.
 - *Worcester Telegram & Gazette* advertising cost is substantially less than the *Milford Daily News*. Planning Board will advertise in the *Worcester Telegram & Gazette* going forward. Board will double-check that this method is acceptable.
 - Little Town Hall is all set for hybrid meetings. Questions regarding quorum will be investigated.
 - Denise Smith will be on vacation at the next meeting.
 - Two outstanding vouchers will be signed off by the Chair.
 - Margaret Carroll will need to listen to previous meeting for East Street Estates in order to further participate in the public hearing process.
4. Regular meeting suspended at 7:11 p.m. Opened the public hearing for the road acceptance of Summers Circle in the Whitney Farms Subdivision. The following was noted:
 - Correspondence from DPW Director and the Planning Board's reviewing engineer (Stantec) was noted and discussed. Many concerns have been addressed.
 - Dry piping not located on the plan. Manhole covers not shown. Applicant asserts that the development was built per the approved plans.
 - Summers Circle resident Faisal Musa commented that the landscaping near the railroad ROW is not level and that the weeds need to be cleaned up. In addition,

concerns were raised regarding nearby dead trees and drainage, which have not been satisfactorily addressed according to Mr. Musa. Developer committed to take a look at the issues.

- Nearby resident Susan Dunphy raised several concerns regarding drainage and other issues and felt that addressing those concerns in the future might ultimately cost the town money.
- Open space easement is being reviewed by Town Counsel. Concerns raised by the board regarding the stability of the open-space slopes.
- Motion to continue public hearing until April 12, 2022, at 7:15 p.m. approved 5-0 by roll call vote.

5. Regular meeting resumed at 8:08 p.m.

6. Regular meeting suspended at 8:08 p.m. Continued the public hearing for Governor's Landing. The following was noted:

- Applicant has requested a continuance.
- Motion to continue public hearing until April 12, 2022, at 7:20 p.m. approved 5-0 by roll call vote.

7. Regular meeting resumed at 8:09 p.m.

8. Regular meeting suspended at 8:09 p.m. Public hearing opened for the proposed amendment to the Large Lot Frontage Reduction bylaw. The following was noted:

- Paul Dell'Aquila provided an update.
- The board discussed in detail the proposed amendments with attention given to comments received from Town Counsel.
- Various further revisions were made to the proposed zoning amendment.
- Concern was raised whether to include a requirement of a deed restriction in the special permit process. Paul Dell'Aquila will request an opinion from Town Counsel.
- Motion to close public hearing approved 5-0 by roll call vote.

9. Regular meeting resumed at 8:40 p.m.

10. Paul Dell'Aquila provided an update on Rushford & Sons brewery:

- Rushford & Sons brewery requesting to expand use to include outdoor seating. Parking is expected to be an issue.

- Brian Goodman has submitted an application on behalf of Rushford & Sons in order to reopen the outdoor beer garden in addition to the indoor taproom.
 - General discussion was held regarding parking capacity and other issues.
 - Public hearing set for April 26 at 7:05 p.m.
11. Community Center representative asked about smaller-type changes not related to parking, access, etc. with regard to whether it would require additional review by the board. Retaining wall changes, however, might warrant further review by the board. Suggestion that Paul Dell'Aquila be a liaison with applicant to determine whether additional board review is required on any given issue.
12. ANR Plan, 114 Hopkinton Road and Lot 14-4 was discussed by the board.
- Motion to sign the plan was approved by a 5-0 roll call vote.
13. Paul Dell'Aquila provided a Town Planner report:
- Discussion regarding updating the Housing Production Plan via a Selectmen-appointed ad hoc committee. CMRPC price tag for such an endeavor is \$15,000. About \$11,000 could be potentially be funded via Community Preservation Act (CPA) funds via prior-obligated appropriation. Paul Dell'Aquila will be discussing soon with the Selectmen and will provide an update at the next meeting.
14. Discussion regarding 98 South Street Site Plan Approval construction concerns raised by correspondence received from neighbors. Board will forward concerns to the developer and request an update and will remind the developer that trespassing is not allowed.
15. Meeting adjourned at 9:50 p.m.