

Planning Board  
April 26, 2022

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

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

1. April 12, 2022 meeting minutes approved 4-0 by roll call vote.
2. Treasurer's and Office Report.
  - Balance in the account of \$7,352.26.
  - FY2022 stipend payments forthcoming.
  - Expense vouchers to be signed by the Planning Board Chair.
  - Regularly scheduled Planning Board meeting on May 10, 2022 is the date of the Annual Town Election.
  - Email received from 1 Mayflower Drive regarding road acceptance of that subdivision. Denise Smith will contact developer to obtain a status update.
  - Several plans need to be signed by board members. Questions arose regarding whether any Cobbler's Creek lots or any associated adjacent lots have had any lot line changes that need to be reviewed/approved/recorded.
  - The Little Town Hall space may soon be available for hybrid meetings.
3. Paul Dell'Aquila provided a Town Planner report.
  - CMRPC and Paul Dell'Aquila provided an update to the Board of Selectmen regarding recently enacted State zoning requirements for MBTA Communities.
  - Paul Dell'Aquila attended a conference about overlay districts.
4. Regular meeting suspended at 7:26 p.m. Opened the public hearing for Rushford and Sons Brewhouse to amend special permit. The following was noted.
  - The project was previously approved for forty seats of outside seating and then was subsequently amended to allow for forty seats of inside seating (minus the outside seating). Applicant now wishes to have a combined seventy-five seats of indoor/outdoor seating.

- Overflow parking has historically been provided using several nearby public spaces without incident.
- Sixteen on-site parking spaces are now being proposed.
- Safety questions arose regarding adequacy of barriers (concrete and planters) between proposed parking and outdoor seating.
- The number and location of required parking spots was discussed at length.
- An area resident, Keri Doucette, voiced support for the project and noted no prior issues with parking.
- Applicant to resubmit slightly modified plan.
- Motion to close public hearing approved 5-0 by roll call vote.

5. Regularly meeting resumed at 8:14 p.m.
6. Motion to amend Rushford and Sons Brewhouse special permit as discussed approved 6-0 by roll call vote, subject to the following conditions:
  - Parking plan shall be updated to reflect that proposed employee parking spaces be clearly delineated as Employee Only.
  - Plan shall be updated to show safety barriers intended to separate parking area from seating area, subject to approval by town fire safety officials.
  - Plan shall designate one spot as emergency-access-only, with a movable barrier, appropriately striped, subject to approval by town fire safety officials.
  - The Board acknowledges that it reviewed the proposed on-site parking and parking in the immediate vicinity including nearby town lots, and determined that the parking was adequate and safe.
  - Planning Board reserves the right to further review the parking plan within up to one year after approval to determine whether parking is sufficient for the use, and may take any further action as may be deemed appropriate.
7. Regular meeting suspended at 8:21 p.m. Continued the public hearing for East Street Estates subdivision.
  - Motion to continue the public hearing to June 14 at 7:05 p.m. approved 5-0 by roll call vote.
8. Regular meeting resumed at 8:31 p.m.
9. ANR Plan for 50 Prospect Street was discussed. Representing the applicant was Peter

Lavoie from Tauper Land Survey. The following was noted:

- Planning Board previously requested that the proposed driveway profile be provided on the drawing to determine the acceptability of the access grades associated with this lot.
- Maximum proposed grade is 4% which matches existing grade.
- Motion to approve revised plan approved 5-0 by a roll call vote.

10. ANR Plan for 9 Milford Street, Grand Army of the Republic Hall (GAR) lot, was discussed. The following was noted:

- Application submitted by the town without a plan.
- Economic Development Committee is the applicant representative.
- Motion to re-schedule the board's May 10 meeting to May 3 at 7 p.m. in order to review this plan, approved 5-0 by a roll call vote.

11. Meeting adjourned at 8:59 p.m.