

Planning Board
Minutes
December 13, 2022

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

Meeting called to order at 7 p.m.

- 1) November 15, 2022, minutes approved as amended. Vote 4-0 in favor..
- 2) Treasurer's report: Planning Board has \$28,000 remaining in its budget.
- 3) Town Planners Report. Discussion of source of pay for Coordinator. Planning Board chair will follow up with Town Manager.
- 4) ANR- 89 Christian Hill Rd: Hard copy of amended plan provided that addressed the changes requested by the Planning Board at its November 15th meeting. Applicant submitted a complete set of plans that included clearly defined straight line frontage, a description of the use and characteristics of adjacent lots, surveyor's stamp, and correction of spelling error. Motion made to endorse plan. Vote 5-0 in favor..
- 5) Regular meeting suspended at 7:12. Continued Public Hearing opened on Governor's Landing. Applicant presented revised site plans and stated intention to request a continuance. The reconfigured design allows for increased protection of natural, cultural and historical artifacts as well as six public parking spaces to allow access to trails, 2 wildlife corridors, and a conduit to facilitate migration between vernal pool and the wetlands. Developer discussed plans for water/sewer runs and will contribute to the Milford Street sewer project if funding is received from the state and the Town pursues construction. The developer also intends to keep the cross-country run on the table in the event funding is not achieved. Board discussed need for planning board approval of Plan B design if that option is pursued. Applicant to work on language for conditional approval. Applicant also requested waiver for setback and a determination that the open space commitment meets the conditions required for approval of an Over 55 Development. Motion made to continue the public hearing until 1/24/23 at 7:05 Vote 5-0 in favor. Regular meeting resumed.
- 6) Regular Meeting suspended at 7:50. Continued Public Hearing opened on East

Street Estates. Applicant requested a continuance. Stated intention to fine-tune wall design. Motion made to continue public hearing until 1/24/23 at 7:15. Approved 5-0. Motion made to extend the time by which the Planning Board has to extend the shot clock make a decision on the project until 1/24/23. Approved 5-0. Regular meeting resumed.

- 7) 0 Westboro Road LLFR – discussion with owner Jen Thompson. Owner detailed process she had gone through prior to submitting 2022 request for LLFR special permit. Board and owner discussed the reason for denial (failure to comply with new Town bylaw and the intent of the prior bylaw) and possible options and next steps.
- 8) Review draft decision for 0 Westboro Road (Assessors Map 8, Lot 37) – Large Lot Frontage Reduction Special Permit. Board amended draft language as follows:
 - i) On page 2 of draft, add language to state that the basis for denial is that the plan is not in compliance with the existing bylaw and is also contrary to the intent of the prior version of the bylaw. Decision signed.
- 9) Review draft decision for 206 Milford Street/Riverside – Minor Site Plan Review (change of use). No further discussion or addition amendments. Decision signed.
- 10) 2022 Annual Report – due in January. Board Chair will work with Town Clerk and submit.
- 11) Discussion of Town's Action Plan required to comply with State's MBTA community law. Topic will be discussed at next Planning Board Meeting on January 10th.
- 12) Meeting adjourned at 8:36 pm.