

Planning Board
Minutes
October 25, 2022

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

Meeting called to order at 7 p.m.

- 1) October 11, 2022 minutes approved as amended. Vote - 4-0. (Margaret Carroll not yet available for vote.)
- 2) Treasurer's report: Payment of \$3,375 to DGT Associates for Governors Landing.
- 3) Town Planners Report. Nina Weisblatt from CMRPC will be assuming some of the planning functions on a temporary basis. She will be in the office on Tuesdays.
- 4) ANR 84 High Street. 7:05. Update on proposed variance request by Bill Andrews for a frontage reduction and setback relief for a proposed single-family home to be constructed behind an existing residence. Board endorsed the plan on the condition that that a note line stipulating that zoning relief from the 80% rule is required be added to the plan filed with the Registry of Deeds. Vote 5-0.
- 5) ANR 71 Hopkinton Road. 7:21. Request by Leonardo Parreira to subdivide a single residential property into three lots fronting Hopkinton Road and Cider Mill Lane. Parreira reported that a small building on the property had been removed. Plan endorsed as presented. Vote 5-0.
- 6) Regular Meeting suspended at 7:27. Public Hearing opened for site plan review of a change of use for 206 Milford Street. Chris McClure, Riverside Community Care, presented on a change of use from an outpatient clinic to a 15-bed in-patient facility. The Board voted to continue the hearing until November 15th so other Town Boards and Departments can be notified. Vote 5-0.
- 7) Regular Meeting suspended at 7:56. Public hearing opened for Large Lot Reduction Special Permit for 0 Westboro Road. Abutters had not received notification postmarked 14 days before the hearing as required. Motion to continue the hearing until November 15th, 2022. Vote 5-0.
- 8) Regular Meeting suspended at 8:10. Public hearing opened on zoning changes – amending sections 300.43 and 300.1 to clarify the definition of zoning. The Board

voted to amend the following line: "For corner lots, or lots fronting on two streets, the owner shall select which street shall be considered 'frontage.'" The amended version would read "For corner lots, or lots fronting on two streets, only one street shall be considered 'frontage'". Vote 5-0.

- 9) Next Meeting scheduled for November 15, 2022 at 7 pm. Meeting adjourned at 8:20.