

Planning Board
April 12, 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. March 22, 2022 meeting minutes approved 5-0 by roll call vote.
2. Treasurer's Report.
 - Balance in the account of \$8,435.89.
 - FY2022 stipend payments forthcoming.
3. Paul Dell'Aquila provided a Town Planner report.
 - CMRPC and Paul Dell'Aquila will provide an update to the Board of Selectmen regarding recently enacted State zoning requirements for MBTA Communities.
 - CPC voted to authorize funding to update the Town Housing Production Plan. Planning Board will consider supplementing this effort with CMRPC hours.
4. ANR Plan for 50 Prospect Street, Peter Lavoie/Tauper Land Survey was discussed:
 - Planning Board requested that the proposed driveway profile be provided on the drawing to determine the acceptability of the access grades associated with this lot.
5. ANR Plan for 64 Williams Street was discussed:
 - Move to sign the ANR Plan as submitted, approved 5-0 by roll call vote.
6. Regular meeting suspended at 7:31 p.m. Continued the public hearing for East Street Estates subdivision. Applicant has requested to continue the hearing to April 26, 2022.
 - Motion to continue the public hearing to April 26 at 7:15 p.m. approved 5-0 by roll call vote.
7. Regular meeting resumed at 7:34 p.m.
8. Regular meeting suspended at 7:34 p.m.

9. Continued the public hearing for the road acceptance of Summers Circle in the Whitney Farms Subdivision. The following was noted:

- Prior outstanding issues have been addressed by applicant.
- Motion to close public hearing approved 5-0 by roll call vote.

10. Regular meeting resumed at 7:45 p.m.

11. Motion to recommend acceptance of Summers Circle as a public way approved 5-0 by a roll call vote.

12. Regular meeting suspended at 7:46 p.m. Continued the public hearing for Governor's Landing over-55 housing development. The following was noted:

- Applicant has amended plans in response to previous comments regarding open space and setback from vernal pools.
- Historic resources were discussed. Applicant is continuing its review of the issue.
- Kathy Robertson raised the issue of requiring a Development Impact Report to identify cultural and historical resources pursuant to Section 7.4.7 of the Upton zoning bylaws.
- Wetland Notice of Intent (NOI) to be filed within the next week.
- Applicant informed the board of continued discussions with the Town with regard to sewer routing.
- No affordable units proposed at the present time. Applicant amenable to considering affordable units going forward.
- Applicant has submitted a separate application for special permit/site plan approval with regard to the mixed-use development in the front of the property abutting Route 140.
- Public comment: Cathy Taylor emphasized the need for having an accurate map delineating cultural resources and was concerned that such a map is not yet available.
- Motion to continue public hearing to May 24, 2022, at 7:10 p.m. approved 5-0 by roll call vote.

13. Regular meeting resumed at 8:29 p.m.

14. Update on Site Plan Approval for 100 South Street provided by the applicant, Jessie Gaulin-Mainville:

- Driveway has been paved.
- Privacy screening fence proposed: six-foot, white, vinyl, stockade fence. Proposed setback is one foot from the property line. The board voiced no objections. No comments received from abutters. Applicant will proceed with installation of fence as submitted.
- Applicant asserted that headlight glare should not be a problem.

15. Community Center discussion.

- Applicant proposes to move a retaining wall.
- Margaret Carroll suggested that the Conservation Commission be notified of this change.
- Motion to approve proposed modification of proposed retaining wall as a minor change to Site Plan Approval, to be reflected in the As Built drawings, approved 5-0 by roll call vote.

16. Discussion the proposed amendment to the Large Lot Frontage Reduction bylaw. The following was noted:

- Paul Dell'Aquila provided comments received from Town Counsel.
- The board discussed Town Counsel comments and recommended a minor change to the proposed bylaw.
- Motion to incorporate language as discussed and submit to the Town for consideration at Town Meeting, approved 5-0 by roll call vote.

17. Paul Dell'Aquila reminded the board that frontage will be discussed at the board's April 26, 2022 meeting.

18. Paul Dell'Aquila suggested updating bylaw references on website to be consistent with recodified zoning references. The board agreed and suggested that Paul Dell'Aquila work with Denise Smith to implement those changes.

19. Meeting adjourned at 9:08 p.m.