

Planning Board
May 25, 2021

Present: Margaret Carroll, Chair
Paul Carey
Thomas Davidson
Gary Bohan
William Tessmer
Katherine Robertson

Called to order 7:00 p.m.

1. Prior meeting minutes read and approved unanimously by roll call vote.
2. Opened public hearing on East Street Estates at 7:15 p.m. Moved to continue at applicant's request to 7:05 p.m. on June 8, 2021. Approved unanimously by roll call vote.
3. Opened public hearing on Community Center Project. Moved to continue at applicant's request to 7:15 p.m. on June 8, 2021. Approved unanimously by roll call vote.
4. Review of Treasurer's report. Several expense vouchers reviewed for the Chair to sign. Approved unanimously by roll call vote.
5. Review of Stantec Scope of Services for Cobbler's Creek development. Approved unanimously by roll call vote.
6. Town Planner's report given. Upcoming program on climate change responses.
7. Common Driveway Mendon Street. Opened public hearing at 7:25 p.m.
Applicant – Michael Connearney.

Ms. Carroll noted that the plan had not been reviewed by the Town's reviewing engineer due to lack of funding.

Mr. Tattersall (abutter) stated he was in favor of the plan.

Mr. Bohan expressed a desire to get DPW input.

Mr. Dell'Aquila stated that the Town was not signed off and wants to see the reviewing engineer's report.

Discussion regarding whether the Board could vote without the engineering review. A majority of the Board was not willing to do so.

The Board explained to the applicant that the plan could not be reviewed absent receipt of \$1,000 for peer review fees.

Moved to continue to June 8 at 7:25 p.m. Approved 4-1 by roll call vote.

8. Discussion regarding Seibert Common Drive application. Board will take it up at the next meeting.
9. Discussion regarding Breton Road Large Lot Frontage Reduction application approved at last meeting.

The Board will finalize the decision for the next meeting.

10. Discussion with Town Planner regarding the impact of lifting the Governor's emergency declaration.
11. Discussion with Town Planner regarding an update of the Town's Master Plan. Ms. Carroll thought it would be a good idea, particularly if grant money is available. Mr. Dell'Aquila estimated the cost at \$75-100,000.

Dan Lazarz pointed out that the Town has several plans and that we should look at synthesizing those before a new plan.

12. Voted to reorganize –

Paul Carey – Chair
Thomas Davidson – Vice Chair
Gary Bohan – Clerk
Katherine Robertson – Treasurer
Margaret Carroll – Member

Approved unanimously by roll call vote.