

Planning Board
March 23, 2021

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

Called to order 7:00 p.m.

1. Previous meeting minutes read and approved 4-0 (roll call vote).
2. Treasurer's report given.
3. Office report given.
4. Discussion regarding Azalea Lane road acceptance. DPW Director, Dennis Westgate, stated that culverts crossing under the road terminate on private property. Easements should be granted. Board will request that the developer's engineer seek easements in advance of Annual Town Meeting.
5. Discussion regarding Mikals Construction and common drive dispute on Mendon Road. The property owners may have agreed to an amended plan to fix the driveway.
6. Board set a public hearing on Azalea Lane possible culvert easements, April 27 at 7:15 p.m.
7. Reopened public hearing for East Street Estates at 7:12 p.m. Applicant has requested a further continuance. Board voted to continue to April 13 at 7:15 p.m. Approved 4-0 (roll call vote).
8. Opened public hearing at 7:15 p.m. for Rushford & Sons request for modification of Special Permit to allow temporary outdoor seating and alcohol consumption.

Presentation by Brian Goodman. No comments by the public.

Chief of Police requested wheel stops. Applicant will place recycled concrete wheel stops.

Code Enforcement raised questions about ADA code compliance. Applicant stated that this is just a temporary proposal – through October. Any permanent indoor or outdoor amenities will comply with ADA requirements.

Mr. Bohan stated that any project will need approval of both Code Enforcement and Board of Selectmen.

Town Planner, Paul Dell'Aquila, concurred.

Mr. Bohan questioned parking. Six of twelve parking spots will be temporarily used for seating. Nearby municipal parking should be sufficient. Mr. Carey also noted legal street parking.

Public hearing closed 7:34 p.m.

9. Motion to approve modification with conditions.

Wheel stops acceptable to police to be installed.

Temporary approval valid through 10/31/21.

Planning approval does not equate to approval by Board of Selectmen or Code Enforcement or any other approval authorities.

Shared parking availability appears to be adequate.

Approved 4-0 (roll call vote).

10. Large lot frontage application – Robert Murphy and owner Linda Theoharis presented proposal for property on Breton Road. Two applications have been filed. Application shows possible 4 lot subdivision on one property.

Discussion regarding the proposal.

Board will send it out for peer review to DGT. Public hearing set for April 27 at 7:20 p.m.

11. Discussion of Proposed Community Center project.

Presentation by Jim Brochu, Peter Flinker and T2. Site plan approval request submitted March 16. Request includes shared parking arrangement, zero setback, and height relief.

Mr. Bohan commented that the Board's review likely wouldn't be complete prior to the Annual Town Meeting.

Discussion regarding shared parking plan.

Public hearing set – 7:30 p.m. on April 27

Plan to be sent to Stantec for review.

12. Discussion with Town Planner regarding potential use of CMRPC hours. Planner recommends reviewing zoning provision regarding garden apartments. Board expressed

concerns that it did not understand what the question being posed is. Planner will revisit potential uses with CMRPC

Adjourned at 8:41 p.m.