

Planning Board  
June 22, 2021

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

Called to order 7:00 p.m.

1. June 8, 2021 meeting minutes read and approved 5-0 by roll call vote.
2. Treasurer's report provided.
3. Office Report provided.
4. Paul Dell'Aquila provided a Town Planner update:
  - The board may consider CMRPC review of the Large Lot Frontage Reduction Special Permit zoning bylaw. Paul Dell'Aquila will update at the next meeting.
  - Preliminary discussion regarding the update of the town Master Plan. Town has recently updated various components of a Master Plan, such as Economic Development and open Space, which may facilitate update of an overall Master Plan. Paul Dell'Aquila will update at the next meeting.
  - Special Town meeting on November 2, 2021. Potential opportunity to pursue zoning amendments.
5. ANR Plan/Form A for 143-145 West River St (land swap) – Kodeboina & Calle (Andrews Survey). Applicant provided clarification on safe access. Driveway permit was issued by Building Inspector. Driveway has been roughed in. Motion to approve the submitted 81P (to be supplemented with a corresponding letter from the board documenting that the board deemed the changes to the corresponding Large Lot Frontage Reduction lots to be minor changes) approved 5-0 by roll call vote.
6. 7:25 pm. Regular meeting suspended. Continued public hearing for East Street Estates. Motion to close public hearing approved 4-0 by roll call vote. Board to inform the applicant. Regular meeting resumed.
7. 7:37 pm. Regular meeting suspended. Continued public hearing for Upton Community Center Site Plan. Questions arose as to whether a parking agreement has been reached between the VFW and the Town. In addition, the board's reviewing engineer (Stantec) is looking for an additional \$850 in fees for work done thus far. In addition, a traffic study has been provided by the applicant. Board will request Stantec to review traffic study.

Motion to continue the public hearing to July 27, 2021 at 7:15 p.m. at the applicant's request, approved 4-0 by roll call vote. Regular meeting resumed.

8. 7:45 pm. Regular meeting suspended. Continued public hearing for Mendon Street Large Lot Frontage Reduction Special Permit for modification of the common driveway – Mr. Connearney.
  - Applicant offered to provide boulders between the edge of pavement and four feet from the edge of pavement to minimize potential impact to the existing soil absorption system due to truck traffic or fire apparatus.
  - Discussion and concerns regarding drainage and ongoing erosion.
  - Motion to close the public hearing approved 4-0 by roll call vote. Regular meeting resumed at 8:15 pm.
  - Motion to approve the Special Permit conditioned on the applicant submitting a revised plan depicting suggested boulders and revised sedimentation and water diversion drainage plan, subject to approval by the Town DPW Director, subject to an acceptable review by the board's reviewing engineer, subject to the applicant providing a Common Driveway agreement, and subject to the applicant maintaining safe and adequate access to all affected driveways during construction, approved 4-0 by roll call vote.
9. ANR Plan/Form A for 17-19 Glen Ave (land swap) – Thompson/19 Glen Avenue Realty Trust (NE Land Survey). Postponed to a further date.
10. Mendon Street Common Driveway Special Permit (Sieber). A draft decision will be provided at a later date.
11. Motion to approve proposed amendments to various Planning Board regulations per the recently approved codified Zoning Bylaws, approved by a 5-0 roll call vote.
12. Discussion regarding in-person meetings, hybrid meetings, etc. Board will continue with remote meetings for the foreseeable future. Will discuss further at a later date.
13. Meeting adjourned at 8:43 p.m.