

Planning Board
August 11, 2020

Present: Margaret Carroll
Paul Carey
Gary Bohan
William Tessmer
Raymond Smith

1. Prior meeting minutes and treasurer's reports not given.
2. Opened public hearing on East St. Estates (Bohan, Carey and Carroll at voting yes to open).

Motion to continue public hearing to 7:10 pm on September 8, 2020. Bohan, Carey and Carroll all voted yes.

3. Greg Marcinek presented lot line change on West River Street. Discussion with board. Moved to accept plan with \$100 fee. Bohan Carey and Carroll all voted yes.
4. 8 Grove Street – Proposed Brewhouse. Brian Goodman and Michael Rushford. Construction has started on brewery side of property. Have secured federal license. Questions as to whether site plan should be required. Mr. Carey thought yes, due to change in use.

Mr. Bohan questioned whether a special permit is required in the new mixed use business district. Mr. Bohan and Mr. Carey thought yes, but could dual track the special permit and site plan, with the same application.

Mr. Goodman said the taproom will seat approximately 45-50 seats, but will not open immediately.

Applicant will submit a site plan and special permit application.

Ray Smith joined at 7:33 pm.

Tape turned on at 7:33 pm. Mr. Carey read back the meeting minutes to that point.

5. Discussion with Anthony Anzalone regarding a proposed noise bylaw. New neighbor has a chicken coop with one or more roosters. Other towns have applied noise ordinances – not use specific.

Existing bylaw pertains to commercial and this is residential. Board of Health has been approached regarding nuisance bylaw.

Seeking Planning Board support for a noise bylaw. Believes that roosters would violate.

Mr. Bohan dealt with a similar issue regarding the railroad property. The existing bylaw is not robust. Some concern that boards would be reluctant to enforce or would have technical difficulty in enforcing.

Discussion as to whether chickens are “livestock” under the zoning bylaw, requiring a special permit. Ms. Carroll suggested that Mr. Anzalone ask the ZBA and/or the code enforcement officer. Mr. Bohan thinks ZBA is the appropriate authority.

Mr. Smith suggested asking Town Counsel for an opinion.

Mr. Tessmer questioned whether the rooster could be quieted.

6. Request from Mickey Connearney for an extension of the deadline to complete the common driveway off Mendon Street.

Ms. Carroll questioned why outdoor work could not be done.

Mr. Carey did not see grounds for an extension, in part in light of delays prior to COVID by the developer.

Mr. Tattersall and Trishma (neighbor) stated that the crews could be directed by Mr. Connearney without close contact.

Ms. Carroll – board isn’t willing to grant an extension. Mr. Carey, Mr. Bohan agreed.

Mr. Tattersall stated he has put his driveway in per prior plans. He will not move it.

Motion to deny the request by Mr. Carey. Seconded.

Mr. Smith, Mr. Bohan, Mr. Carey and Ms. Carroll voted to deny the request.

7. 21 Elm Street – Spencer Brosseau would like to subdivide the lot.

Non-conforming now because there is an existing 2 family home that would remain.

Mr. Smith noted that the change would make the existing home more non-conforming.

The board thought a ZBA variance and/or special permit would be required.

Adjourned at 8:28 p.m.

Next meeting in September.