



Planning Board Meeting Minutes

1/28/2019 - Minutes

1. Call To Order

Mr. Dapcic called the meeting to order at 7:00PM

2. Acceptance Of Minutes

a. 1/14/19

Mr. Lonergan motions to accept the minutes from 1/14/19 as written. Mr. Walkovich seconds. All in favor.

3. Action Items

a. Complete Streets Policy - Discussion & Vote If Necessary

Mr. Walkovich motions to approve policy as written. Mr. Lonergan seconds. All in favor.

4. Public Hearing - 7:15PM

a. Applicant: Michael & Donna Quintal; 32-34 Shirley Street/87 Elm Street - Special Permit Application For Residential Duplexes - Lots 3A & 6A

Public Hearing was opened at 7:15pm.

Jack Visniewski from Cornerstone Land Consultants represented the site owners, Michael and Donna Quintal. The hearing is for two Special Permit Applications, the Applicant is seeking to build a two family dwelling on each lot, lot 3A and lot 6A. These lots are currently subject to a Common Driveway Special Permit from the Planning Board and an Order of Conditions from the Conservation Commission. Ms. Montesanti read letters from the Town Engineer, Board of Health, Town Counsel and the Highway Superintendent, each of them had comments or questions that Mr. Visniewski addressed.

Mr. Dapcic asked the public if they had any questions. Paula Jamieson, 40 Shirley Street, asked how many duplexes in total will be built and expressed concern on truck traffic coming off of Shirley during the construction. Mr. Visniewski explained that at this time the applications are only for two lots but eventually they will apply for four lots in total with a two family dwelling on each. As far as construction traffic there will not be any access from Shirley Street to the common driveway except for when they are constructing the water line.

Mike Hansford, 32 Shirley Street, inquired about the water line and whether it will be upgraded, his water line feeds off of the existing 2" water line and he is concerned about water pressure problems. Mr. Visniewski explained to the Board that after speaking with Mr. Kalinowski, Town Engineer, the 2" water line will be eliminated and replaced with either a 6" or 8" water line.

Mr. McHugh motioned to close the public hearing, Mr. Patenaude seconds. All in favor. Public hearing was closed at 8:04PM.

The Board discussed the approval of the Special Permit Applications, Mr. Patenaude notes he is happy with Mr. Visniewski's responses to some of the concerns raised with water line issues and would like to make it a condition of the Special Permit that each unit be required to have a separate water service, shut off and water meter. Mr. McHugh adds that on lot 6A an additional condition should be listed that any property serviced by the existing 2" water line shall be connected to the new water main at the expense of the Applicant and the existing 2" water line will be abandoned. Mr. Dapcic suggested to the Board that a condition should be written in for lot 6A that primary access to this lot shall only be from the common driveway with the exception of the water line construction. Mr. Walkovich agreed.

Mr. McHugh motions to accept the Special Permit Application for a Two-Family Dwelling on Lot 3A, SP2018-004, with the conditions as decided upon by the Board, Mr. Patenaude seconds. All in favor.

Mr. Patenaude motions to accept the Special Permit Application for a Two-Family Dwelling on Lot 6A, SP2018-005, with the conditions as decided upon by the Board, Mr. McHugh seconds. All in favor.

5. Reports/Correspondence/Discussion

a. Master Plan Update

Mr. Walkovich updated the Board that there hasn't been another regular Master Plan Committee meeting however the Senior Visioning Session was held on January 11th and it went well. He says that currently they are still about 4 chapters behind but are making progress, Mr. Dapcic asked if we are still okay with funding and Mr. Walkovich says that at this time they are. The next Visioning Session will be held on February 7, 2019 and will address Open Space, Recreation, and Natural and Cultural Resource policies. The next regular Master Plan meeting is scheduled for February 21, 2019.

b. DLTA XII Funding Requests - Submitted On 1/22/19

Ms. Montesanti informs the Board the DLTA XII Funding Requests were approved on 1/25/19.

c. Recreational Marijuana Bylaw

Since the last meeting Ms. Montesanti had provided the Board with a list of follow up items for review on the recreational marijuana draft bylaw, the Board began discussion on the first item of the term "temporary storage" and it was agreed that the term did not need to be defined further. The next item was that the Special Permit Granting Authority would remain to be the Planning Board. In section 6540.1 Location the Board agreed to reduce the proximity of 500' to 250' as all members thought the 500' radius was too restrictive. Hours of operation was a concern as it wasn't defined in the draft bylaw and it was decided that the hours of operation would be controlled through the license which is granted by the Board of Selectmen, Mr. Patenaude made note that the hours of operation should be similar to that of a package store. The Board decided at this time they would like for Ms. Montesanti to distribute to other departments for comments, they would like this feedback from other departments to be added to the next meeting agenda for 2/11/19.

6. Appointments

7. Future Meeting

a. 2/11, 3/4, 3/8

Mr. Lonergan motions to adjourn meeting. Mr. Patenaude seconds. All in favor. Meeting adjourned at 8:28PM.

Respectfully submitted by Brynn Montesanti, Administrative Assistant to Planning Board.