



Planning Board
Meeting Minutes

Board Members

Mike Dapcic, Chuck Walkovich, Al Patenaude, Paul Lonergan

Members Absent: Casey Campetti, Rick McHugh

Staff

Brynn Montesanti, Administrative Assistant; Lisa Davis, AICP

Attendees

See attached attendance sheet

4/16/2019 - Minutes

1. Call To Order

Mr. Dapcic called the meeting to order at 7:03PM

2. Acceptance Of Minutes

a. 3/11/19

Mr. Lonergan motions to accept the minutes as written. Mr. Walkovich seconds. All in favor.

3. Public Hearing 7:10 PM - Minor Site Plan Review - Pepperell Wastewater Treatment Facility Upgrade

Ken Kalinowski, Town Engineer, was present and presented the plans to the Planning Board which the Building Inspector / Zoning Officer determined triggered a minor site plan review. The waste water treatment facility is located on Nashua Road and they are upgrading the facility and adding a small addition to the administration building. The Board reviewed the plans, listened to the presentation and had a brief discussion regarding the project. The Board thanked Mr. Kalinowski for the information. Mr. Patenaude made a motion to accept the plans as submitted. Mr. Lonergan seconds. All in favor.

4. Public Hearing 7:15PM - 15 Jersey Street - Special Permit Application For A Residential Duplex

Mr. Dapcic opens public hearing at 7:16PM.

Mr. Peter Cricones, applicant and owner of property located at 15 Jersey Street, was present. This application was submitted to the Planning Board for the new construction of a two family dwelling. This property is located in the Suburban Residential/Well Protection Zone, it is serviced by town water and town sewer and meets zoning setback requirements. The proposed use is permitted in this zoning district subject to the receipt of a Planning Board Special Permit.

Ms. Davis makes note that the lot is in the WRPOD and requires that the impervious surface is less than 2,500 square feet or 15% of the lot, whichever is greater, the plans submitted are under this threshold. One

other important item that Ms. Davis felt it necessary to note is the lot size, the lot is 17,602 square feet which is significantly smaller than what is currently required (40,000 square feet.) Mr. Cricones points out that lot is governed by the zoning bylaw that was in effect in 1946 and previous town counsel had rendered this opinion therefore the size of the lot is irrelevant because it conformed to the lot dimensions from that bylaw.

The only departments that commented were assessors and the town engineer. The assessor noted that the units are to be 15 Jersey Street Unit 1 and Unit 2. The town engineer noted that each unit would require a separate water service, shut off and water meter as well as a suggested utility easement for the sewer lateral in this situation. Also all municipal utility connections, driveways and construction entrances must be reviewed, approved and constructed in conformance with the rules and regulations of the appropriate utility and/or Highway Department respectively. The plan also did not contain existing or proposed topography as required. All site grading is to be performed in such a manner so as to avoid runoff being discharged to abutting properties or Jersey Street.

Mr. Patenaude is concerned by the size of the lot, driveways being sloped to the street, parking for each unit and the residents having to back out into the street. Mr. Patenaude asked Mr. Cricones about bedroom numbers, elevations and driveway size. Mr. Dapcic also expresses concern about parking and trying to cram too much on a small lot, Ms. Davis explains that a single family unit may be better suited for this lot and that it is allowed by right whereas a two family must be permitted by the Planning Board.

There were no abutters present. Mr. Dapcic closed the public hearing at 7:41PM.

Some other discussion surrounding concerns continued, the Board expresses that they do not feel a two family dwelling is in the best interest of the location, it is too intense of a use and that this current plan does not show that the project even meets the setback requirements.

Mr. Cricones decides to withdraw this application for special permit without prejudice. He thanks the Board for their time.

5. Public Hearing 7:45PM - Solar Zoning Bylaw Amendment

Mr. Dapcic opens the public hearing at 7:55PM.

Mr. Dapcic reads the public hearing notice on the solar zoning bylaw amendment, he further explains that this public hearing was originally scheduled when the Board thought a warrant article would be presented for Town Meeting. Unfortunately this is not the case, town counsel still needs to review and some items have been brought to the Planning Board's attention and the amendment will not be ready for Spring Town Meeting. Mr. Dapcic reminds everyone however that they will continue their efforts on this topic, the Planning Board will hold a public hearing again and that the Board has every intention of having solar as a warrant article for the Fall Town Meeting. He thanks the Board and the residents for their continued support.

Mr. Dapcic closes the public hearing at 8:17PM.

6. Action Items

- a. Discussion Of Proposed Zoning By-Law Amendment Concerning Marijuana Establishments, Including Consideration Of Comments From Town Counsel And Any Modifications To Proposed Language. Vote If Necessary.

Ms. Montesanti had sent to town counsel the final draft of the proposed zoning by-law amendment concerning marijuana establishments, town counsel only had minor edits to the draft that will be presented at town meeting, a few clerical items, renumbering and adding an additional definition. Ms. Montesanti provided a copy of the final draft with town counsel comments to each member.

7. Future Meeting

a. 4/29

Mr. Lonergan motions to adjourn meeting. Mr. Walkovich seconds. All in favor. Meeting adjourned at 8:24PM.

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