

Planning Board Meeting Minutes
September 13, 2022
6:00 PM

Member: Paul Curran, Dale DiMeco, Thomas Bonci, Steve Lipka & Douglas Price
Absent: None
Guest: Jimmy Salmon, Building Inspector

Meeting opened at 6:00 PM

- **Site Plan Review/Special Permit**
99 Green Street – JustinCredible
(Continued from August 2, 2022)

JustinCredible submitted a formal request to withdraw application without prejudice. Board voted unanimously to grant withdrawal without prejudice.

- **Site Plan Review/Special Permit**
1040 Main Street - McDonald's
(Legal Notice Waived)

William Lucas, Bohler Engineering, was present to speak on behalf of McDonalds. He presented the site plan and where they plan to install the additional side-by-side drive thru lane. William mentioned there will be no changes to the existing building. William mentioned that they will also provide to menu boards to help expedite the ordering process.

William said they will be reducing parking spaces from 59 to 53 but will still be in compliance. Very minimal changes in general.

Paul Curran asked for questions from the public or board members.

Doug Price believes having a double drive thru option was approved before.

Dale DiMeco likes the idea of getting traffic off of Main Street.

Public Comment: Daniele Miele, 701 Main St - Would like to see where drive thru is going to be. He specifically asked about speaker location. William Lucas explained the speaker location will not change but they will be upgraded.

Daniel Miele realized he was speaking on behalf of the wrong agenda item. He was looking for more information on 675 Main Street.

Dale DiMeco made a motion to close the public hearing on 1040 Main Street, Thomas Bonci made a motion to second, all in favor with a (5-0) vote.

Dale DiMeco made a motion to grant the Site Plan Review/Special Permit for 1040 Main Street, Thomas Bonci made a motion to second, all in favor with a (5-0) vote.

- **Site Plan Review**
60 Water St – Catalino Mateo
(Legal Notice Waived)

Catalino Mateo is present at the meeting asking the board for two cars for a used auto body shop.

Steve Lipka asked if there are currently other businesses in the same location as his business and if he has the required amount of parking spaces.

Catalino Mateo said he currently has 14 parking spaces available to him. Catalino provided a sketched out parking plan to the board.

Paul Curran asked for questions from the public or board members.

Steve Lipka asked how many cars he has down there now and mentioned he saw a lot of cars without any plates.

Catalino Mateo said a lot of them are dealer plates and he is fixing them up. Those plates get transferred from vehicle to vehicle.

Thomas Bonci questioned his plans and how many cars he is going to be selling.

Catalino Mateo said he is only asking for two cars to be sold on the lot.

Paul Curran asked for public comment.

John Marble – 17 Clark Street – John said he doesn't see the point if the car has plates or not, he's fixing and cleaning them up.

Doug Price said we have by laws in town.

Dale DiMeco said Catalino Mateo's location is a great spot for this type of business.

Dale DiMeco made a motion to close public hearing, Steve Lipka made a motion to second, all in favor with a (5-0) vote.

Dale DiMeco made a motion to approve the Site Plan Review for 60 Water Street, Steve Lipka made a motion to second, all in favor with a (5-0) vote.

- **Special Permit/Site Plan Review**
75 Green Street – FitzCanna
(Legal Notice Waived)

Shauna Fitzgerald and her architect were present at the meeting representing FitzCanna.

Shauna wanted to first start by addressing the missing items from Scott Miller on the Peer Review.

Shauna said the missing CCC license, she has not formally submitted for the license yet but once she officially submits she will send a copy to the board of the application. The Board agrees that they will accept a copy of the application once submitted.

Paul Curran wanted to discuss the Transport Processing and Packing and how that works.

Shauna Fitzgerald explained that other cannabis companies can rent vault space from her located in the sub-basement for storage.

She said this is a transport from dispensary, lab or other cannabis contractor to storage vault. She gets paid for that space that is rented at her facility.

Attorney, Adam Costa recommends the board look into this a little more due to the volume with transport.

Doug Price asked what type of trucks will be transported the cannabis.

Shauna Fitzgerald said they will be using vans. The vans will be stored on premise overnight.

Shauna also addressed the fire protection, plumbing and landscaping. She said she is working with the landlord to make sure this is all completed. She will be adding a barbwire fence around loading dock with security cameras.

Steve Lipka asked about parking plan.

Shauna Fitzgerald said 28 employees once fully staffed and they will use parking in front of Dunn and company.

Paul Curran asked for public comment.

Attorney, Adam Costa addressed the idea of a storage component and dealing with vaults. He also questioned what “its customers” means. He would like to see more information on the operation of transport.

The board would like to see an updated parking plan.

Dale DiMeco made a motion to close the public hearing, Thomas Bonci made a motion to second, all in favor with a (5-0) vote.

Dale DiMeco made a motion to approve the Special Permit/Site Plan Review for FitzCanna, Thomas Bonci made a motion second, all in favor with a (5-0) vote.

Attorney, Adam Costa will draw up the decision.

- **Site Plan Review**
675 Main Street - Jamsan Hotel Management
(Legal Notice Waived)

Tim Powers spoke about potential plans for the property at 675 Main Street. Jamsan Hotel Management is looking into an Urgent Care and retail facility.

The project would be a complete tear down and rebuild.

The Board unanimously agrees that this project is a win for that property and location.

Tim Powers doesn't have a final project plans but envisions a single story, glass store front with masonry in the back. He said your typical storefront.

Tim mentioned that it would be open during normal business hours.

Dale DiMeco wants to see a fence in the back parking lot and landscaping plan.

Paul Curran asked for questions from the board or public comment.

Jerilyn Barbas, 17 Clark Street – Jerilyn is concerned about the gate at the end of Clark Street and if it needs to be there due to a fire code.

The Board explained that plans were given to the Fire Chief ahead of time and if the gate was needed it would have been added to the plans.

Daniel Miele, 701 Main Street – asked if there were any plans to have a drive thru. Tim Powers said no, there will not be a drive thru at this time.

Daniel is also requesting a fence for privacy. He would like a solid white, weather resistant, approximately 6 feet tall. Tim Powers said he will look into getting the fence put up for the neighbor's privacy.

Phil Duffy, 260 Church Street – mentioned that looking into a fence for future use may not be a bad idea in case you do install a drive thru.

Dale DiMeco made a motion to close public hearing, Thomas Bonci made a motion to second, all in favor with a (5-0) vote.

Steve Lipka made a motion to approve the Site Plan Review for 675 Main Street, Thomas Bonci made a motion to second, all in favor with a (5-0) vote.

- **Site Plan Review**
640 Main Street – Carxpress
(Legal Notice Waived)

Kassio and Carlos Oliveira are present at the meeting to represent Carxpress. They are looking to add more cars on their used car lot. They currently have a license for 8 cars and looking to increase it to 12 cars. Kassio mentioned they are not changing anything else with the license, just looking to add cars.

Paul Curran asked if they got approval from the Select Board to expand their license.

Kassio Oliveira said they were under the impression that they needed to come to the Planning Board for that.

Paul Curran apologized for the confusion and explained that they need to first go to the Select Board meeting to get approval and then Planning Board.

Select Board Chair, Matt Kobus said they will add them to the agenda for next Wednesday, September 21st, 2022.

Kassio Oliveira requests a continuance for October 4th, 2022.

Dale DiMeco made a motion to continue hearing to October 4th, Paul Curran made a motion to second, all in favor with a (5-0) vote.

- **Informal**
835 & 843 Main Street - Alan Roseberry

Alan Roseberry recently purchased 835 & 843 Main Street. He wants to build eight one bedroom apartments at 843 Main Street and use 835 Main Street for overflow parking and maybe add a building for mixed use but unsure at the moment. He wanted to come before the board to get a feel for what they thought before officially filing.

Paul Curran thinks it's a great idea to clean the building and area up. Steve Lipka agrees.

Alan Roseberry said he will be officially filing an application.

- **Informal**
Phil Duffy – Master Plan

Phil Duffy spoke to the board about updating the Town's Master Plan. This would specifically relate to zoning. He said it's a good idea to update the plan after so many years.

Dale DiMeco wants to see what we do with the Master Plan and how beneficially it would be.

Phil Duffy agreed to come back next month with a copy.

- **Informal (last minute addition to agenda)**
Select Board Chair, Matt Kobus – 395 Wilson St

Matt Kobus addressed the board about CCTV and televising the Planning Board Meetings. He said this is beneficial to getting information out to the public.

The board is not comfortable with being on TV at this moment. They voted unanimously to not be televised at this time.

The Select Board and Planning Board will circle back at a later date.

The Board voted unanimously to approve the meeting minutes from August 2nd 2022.

The meeting adjourned at 7:10 PM

Meeting Minutes Taken By: Ryan Rouillard

Next Meeting Scheduled for Tuesday, October 4th, 2022