

**Planning Board Meeting Minutes  
October 4, 2022  
6:00 PM**

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

Chair, Paul Curran opened the public meeting at 6:00 PM.

- **Site Plan Review  
Carxpress Auto Sales Inc. – 640 Main Street  
(Continued from September 13, 2022)**

Kassio and Carlos Oliveira were not in attendance at tonight's meeting. The Board voted unanimously (4-0) to continue public hearing to next meeting on November 1, 2022.

- **ANR  
Leonard Krygsman IV/Mike Marino – Cabco Consult  
45 Broadway Street**

The Planning Board voted (4-0) to endorse a plan submitted by Leonard Krygsman IV, Owner and titled "Plan of Land, 45 Broadway Street, Clinton, MA 01510" and prepared by CABCO Consult of PO Box 14, Clinton, MA 01510 and dated September 20, 2022 as a plan not requiring approval, under Section 3.2 or the *Town of Clinton Subdivision Control Rules and Regulations*.

Steve Lipka made a motion to approve the ANR, Tom Bonci made a motion to second, all in favor with a (4-0) vote.

**\*Dale DiMeco present at meeting at 6:05 PM, unable to vote.**

- **Informal  
Special Permit Decision & Extension Recording  
Joseph Perdoni Sr. Trust – 589 Main Street**

Lisa Prophet in attendance representing Joseph Perdoni Sr. Trust and the property 589 Main Street. The decision for the Special Permit was never written or filed with the Registry of Deeds and has since expired. Lisa followed up with Merrick O'Connell (Town Council) and was informed that the Special Permit is not in effect. Lisa is inquiring with the Board if new buyers of the property would be granted the same Special Permit given the circumstances.

Chair, Paul Curran said the new buyers would have to apply for a Special Permit and possibly the same conditions could apply.

- **Informal**  
**Phil Duffy – Town Master Plan**

The Town of Clinton Master Plan overview shows that data is now 20 years old. Phil Duffy would like to update the master plan and bring in more recent data and evaluate future goals.

The Board agreed to look over the Master Plan and circle back.

- **Informal (Not posted on agenda)**  
**Elevated, Inc. – 56 Sterling Street**

Attorney, Steve Philbin representing Elevated Inc., 56 Sterling Street. Inquiring about extension for Special Permit that was issued almost 2 years ago. The project is at a standstill right now due to the applicant running into health issues, the property was contaminated which required more money to be put into the project and other foreseen issues. The owner of the business plans to use most of the funds from the sale of a property owned in Florida to put towards the property which he will be closing on in December.

Attorney Philbin said biggest issue was the cleanup and waiting for the DEP signoff letter to proceed which they received in July.

Doug Price recommends giving a one year extension for the Special Permit. The Board agrees.

Doug Price made a motion to grant the one year extension of the Special Permit to 56 Sterling Street, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

- **Informal (Not posted on the agenda)**  
**Gilson Lourenco – 382 Water Street**

Gilson Lourenco attended the meeting tonight unexpectedly due to a timeline on pursuing a potential business opportunity at 382 Water Street. Gilson mentioned that he was looking to lease the property and open a Brazilian restaurant. Mostly take out service but would have small tables available inside. He is seeking information from the Board before moving forward with the lease and application process.

The Board recommends submitting formal plans and presentation and make his offer contingent upon Planning Board approval.

Gilson said he will come back next month.

Steve Lipka made a motion to approve the meeting minutes from September's meeting, Doug Price made a motion to second, all in favor with a (5-0) vote.

Doug Price made a motion to close the public meeting, Steve Lipka made a motion to second, all in favor with a (5-0) vote.

Meeting adjourned at 7:00 PM.

Meeting Minutes Taken By: Ryan Rouillard