

Planning Board Meeting Minutes

May 2, 2023

Members: Paul Curran, Steve Lipka, Dale Dimeco, Doug Price, Tom Bonci

Also attending: Jim Salmon, Building Inspector

Paul opened the meeting at 6 p.m.

- **Site Plan Review/Special Permit**
 - Chaves & Low Realty Co. 250 Main Street

Updated landscape plans are to use smaller bushes/shrubs along retaining wall and along Main Street to account for traffic obstruction.

Public Comments:

Ms. Straitt of Arthur Street mentioned speaking with the applicants and discussing putting in low bushes instead of trees along Main Street, and eliminating trees/bushes on either side of the driveway due to viewing obstruction.

Dale stated trees should be 2 ½-3” caliber.

Paul asked for lawyers representing the Board and applicants to draft a decision and submit to Board before June 6 meeting.

Motion to continue to June 6 meeting, all in favor

- **Site Plan Review/Special Permit**
 - Eudemonia/ Dr. Frank McCormick. 20 Cameron Street

Legal notice reading waived.

Provided updates on CCC license, water/sewage/waste, fire prevention, and odor elimination.

Fire hydrants and sprinklers added in new plans.

Garbage will be separate from cannabis waste, kept inside, and picked up regularly.

Water will be reused until unusable and properly stored until safe disposal.

Several options proposed for odor elimination; air tight facility, air curtain, and mitigation.

Maintenance log proposed to keep track of changing air filters, as well as training on systems in place for odor elimination.

Dale would like a written policy utilizing state law terminology surrounding cannabis that states a zero tolerance for odor outside of the building.

Public Comments: none

Paul asked for lawyers representing the Board and applicants to draft a decision and submit to Board before June 6 meeting.

Motion to continue to June 6 meeting, all in favor.

- **Site Plan Review/Special Permit**

- Alan Roseberry. 45 Prescott Street

Mr. Roseberry is proposing converting an existing two (2) family to a seven (7) family-structure.

The Board had concerns regarding congestion and fire-safety issues.

Public Comments:

Mr. Kennedy of Prescott Street had concerns regarding traffic.

Mr. Rydant of Prescott Street also had concerns surrounding traffic, especially in the mornings and evenings, as well as parking.

Ms. Cordone of Prescott Street pointed out parking overflow already present during funerals, would create more parking overflow onto surrounding streets.

Resident on Cedar Street also had concerns surrounding parking should each unit have multiple family members.

Mr. Lucas of Prescott Street shared concerns of parking due to funeral home overflow, water drainage, and road work.

Ms. Gillespi of Prescott Street shared concerns of dense population and density surrounding church in neighboring area and its potential effect on proposed plans. Also mentioned lack of accommodations for physically disabled individuals in proposed plans, such as elevators, fire safety concerns, and management.

Paul stated he does not believe a multi-family unit would fit.

Paul called upon the building inspector, Mr. Salmon, who brought up section 7300 and stated stepping over a multi-family would enter into commercial whereas Prescott Street is residential.

Paul stated Mr. Roseberry can withdraw his application or return with a different plan.

Mr. Roseberry withdrew his application.

- **Site Plan Review/Special Permit**

- Zac Schlesinger. 382 Water Street

Board verified food service is take-out only and nothing previously spoken about had changed.

Mr. Sheridan verified that no changes have been made.

Public Comments: none

Motion to grant waiver, all in favor.

Informal

- **Mika Lassila**

- 23 Coyne Street

Proposing multi-family condos- 9 units.

Seeking comments from the Board prior to filing an application.

Has previously spoken to Conservation Commission but has not submitted an application.

Plans to file an application.

- **Rick Roper**

- Woodlands

Sewer system not installed in specific area as previously believed. Would result in the moving of two (2) buildings.

Proposed reduction of some units- 36 two-bedrooms instead of 42.

Board will contact legal to determine if the proposed plans must be re-advertised. If so, new plans will be advertised and abutters will be notified.

Motion to adjourn. Vote: all in favor

Meeting closed at 7:08 p.m.