

## Planning Board Meeting Minutes

June 6, 2023

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

Also attending: Jim Salmon, Building Inspector

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Paul opened the meeting at 6 p.m.

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

Proposed landscape design plan closest to Main Street has minor changes of shrubs instead of trees

A draft Findings and Decisions was submitted on May 31, 2023 by Philbin & O'Neil, LLC as proposed on the May 2<sup>nd</sup> meeting and later re-drafted and submitted by Mead, Talerman & Costa, and LLC.

The Board will grant a special permit with site plan review for the construction of eight (8) two-bedroom dwelling units in two (2) four-unit multifamily Buildings at the Subject property. The project must be constructed in conformance with the documents and plans that have been filed with the Board.

**Public Comments:** None

Motion to pass Site Plan Review and Special Permit. Vote: all in favor (4-0).

- **Site Plan Review/Special Permit**
  - Eudaimonia/ Dr. Francis McCormick- 20 Cameron Street

A draft Findings and Decisions was submitted as proposed on the May 2<sup>nd</sup> meeting and later re-drafted and submitted by Mead, Talerman & Costa, LLC on June 6, 2023.

The Board will grant a special permit with site plan review for the cultivation and manufacturing, but not for retail sale, of adult use or recreational marijuana at the Facility. The project must be constructed in conformance with the documents and plans that have been filed with the Board.

**Public Comments:** None

Motion to pass Site Plan Review/Special Permit Vote: all in favor (4-0).

### **Informal**

- **Clinton Greenway Conservation Trust/ Frannie Hodge**
  - 447 Berlin Street

Presented to the Board to inquire about previous issues and constraints surrounding property and seeking recommendations.

Parking spots are being proposed, as well as a plan to repair the tunnel.  
Plans surrounding the MA Rail Trail are currently being proposed to the Conservation Commission

A parking plan would be needed as well a cross-section of the trails, and approval from Woodlands Home Owners Association

- **Rick Roper**

- The Woodlands

Attended the May 2<sup>nd</sup> meeting as an informal to seek guidance regarding possible new plans and if resubmission would be required.

Mr. Roper is proposing to move a building that is on the edge of a 35 foot drop forward. The Board consulted legal and it was determined that if the applicant is seeking permission to modify the original plans, as opposed to tweaking items on the original plan, it would require statutory processes of a public hearing and notification to abutters.

**Public comments:**

Eric Conrardt of 212 Cherrywood Lane requested clarification regarding conflicting plans of what would be built and when. Paul explained at the May 2<sup>nd</sup> meeting, Mr. Roper proposed plans of moving a building and inquired if a public hearing would be required should the plans move forward. Paul stated if the original plans would be modified, a public hearing and notification of abutters would be required. If Mr. Roper does not go through with his proposed plans, a public hearing would not be required.

- **Rebecca Zeng**

- 119 Chestnut Street

Rebecca is proposing adding 7-9 parking spaces (3 cars on left side, 2 cars on right side, and 1-2 at end of building on driveway side).

Paul states she needs a parking plan and plans for use of the building.

Paul recommended to obtain an attorney and an engineer, and to reach out to the Zoning Board of Appeals regarding abandonment for non-use.

- **Cassio Ociveria**

- 995 Main Street

Inquired about moving car dealership to location of 995 Main Street, which would consist of office space, dealership, and showroom. Paul stated to go to selectman to get approval to move their license to the designated address. Should an application be filed, a Site Plan Review, parking plans, change of use of building, and plans for lighting and signage must be brought before the Board.

Motion to adjourn. Vote: all in favor

Meeting closed at 7:08 p.m.