



Planning Board

April 16th, 2024

7:30 PM

In Person &
Virtual (Zoom)

Planning Board members present: Jon Cappetta, Sam Bajwa, James Fuccione, Nathan Cookson and Patricia Clifford

Also present: Senior Planner, Kaila Sauer & Alicia Burak, Administrative Assistant.

Planning Board members absent: Michaela Moran

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:35PM

James Fuccione called the roll: Jon Cappetta- Aye, Sam Bajwa-Aye, James Fuccione-Aye, Nathan Cookson-Aye, Patricia Clifford-Aye (arrived at 7:39PM)

Jon Cappetta elevated Patricia Clifford to full member at 7:39PM

I. Regular Business

1. **Residents' Comments -None**
2. **Approve previous meeting minutes - None**
3. **Board Members' Reports -None**
4. **Administrative Updates & Reports**

Senior Planner, Kaila Sauer updated the Board that a public workshop for Habitat for Humanity will be held at Town Hall on 6/10/24 (Room TBD). She advised the Board that the Town received a grant for Wayfinding. Mark Favermann is working on design plans that will be released to the Board for comment.

II. New/Special Business

1. PB23-11-Continued Public Hearing – 75 Great Road, Sign Special Permit

Jon Cappetta opened the public hearing at 7:39PM.

Jessica Rezende of Falcon Graphics presented revised plans for a new sign. Senior Planner, Kaila Sauer advised Jessica that with the revised plans, the applicant likely no longer needed a special permit and the proposed sign complies. She recommended the hearing to be continued so the plans can be reviewed and confirmed that a special permit is no longer needed.

James Fuccione motioned at 7:50PM to continue PB23-11 to 5/21/24 to allow time for staff to review the plans. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, James Fuccione-Aye, Nathan Cookson-Aye, Patricia Clifford-Aye

2. PB23-10-Continued Public Hearing – 40 High Street, Definitive Subdivision

Jon Cappetta opened the hearing at 7:56PM

Robert Melvin of Stamski and McNary presented on the revised plans that consisted of changes to the storm water systems, added architectural footprints on the plans and the removal of the proposed paved parking area. He addressed GCG's comments and noted each lot will account for 25% impervious coverage but did not want to show the larger footprints on the plan as that is not what they are intend to build and that is why they included the architectural footprints.

Robert asked the Board if they supported the request for a waiver to allow the 4 unit multi family home to stay as part of the sub division.

Sam Bajwa noted the drainage problems in the area and requested the applicant comply with GCG's comments on including the larger footprints to ensure the problem doesn't get worse. He noted the problem with climate change and that the current regulations may not be sufficient. Robert stated they have gone above and beyond what the design standards require, noting that the latest revisions have been over designed and are accounting for more impervious area and providing increased capacity to limit overflow for the lower threshold design storms. Sam Bajwa asked Staff if there was a way to keep the bond after the development was done as a "testing period". Senior Planner, Kaila Sauer noted that this is unlikely to be permissible under Subdivision Control Law but would check with Town Counsel.

Kaila Sauer advised the board that there are outstanding items in GCG's memo that have not been met and recommended a continuation.

Residents' Comments:

Peter of 43 High Street, Emily Laubscher of 7 Bumble Bee Way, Jeff Fishman of 1 Bumble Bee Way, Geoff Beach of 5 Bumble Bee Way, Laura H of 30 High Street, Terra Friedrichs of Mass Ave, William Bethune of Audubon Hill, Richard Kelleher of 46 Brewster Lane all expressed serious concern about storm water management and drainage issues mentioned in the memos. Residents also stated concern about the trees on site.

Planning Board members agreed that the hearing should be continued as there are many unresolved concerns and new information that needs to be reviewed.

Patricia Clifford motioned at 9:13 PM to continue PB23-10 to 5/21/24 at 7:35PM. James Fuccione seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, James Fuccione-Aye, Nathan Cookson-Aye, Patricia Clifford-Aye

3. Appoint new MAGIC Representative

Jon Cappetta has been appointed the Magic representative

4. Discuss Open Space and Recreation Plan and preparing a letter of review

Kaila advised the board that the Open Space and Recreation plan draft has been completed and a letter of review is required from the Planning Board prior to final approval from the State. Jon Cappetta will write the letter on behalf of the Board and it will be discussed at the next meeting.

5. Annual Town Meeting preparation

The Board discussed preparation for Town Meeting. Kaila Sauer asked if any members (no more than 2 members) wanted to participate of the presentation of the articles or working group. Patricia Clifford and James Fuccione volunteered.

Sam Bajwa motioned at 9:35PM to adjourn the meeting. Patricia Clifford seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, James Fuccione-Aye, Nathan Cookson-Aye, Patricia Clifford-Aye

Materials used at this meeting:
Planning Board Agenda

75 Great Rd application materials as follows:

Application
Abutters' list
Planning Division memos
Extension forms

40 High Street application materials as follows:

Abutters List
Application Packet
SW Report
Def.Sub
Subcatchment maps
Doc024
Signed form DP
Continuation
Emily Laubscher email
Richard Keleher email
Anne Forbes Email
GCG Peer Review letter
Engineering Comments 12.28
DRB Comments 12.14
Fire Comments 1.9.24
Historical Commission Comments 12.15
Planning Memo
Geoff Beach comments
Letters to Planning Board
Stormwater chapter x regulations
40 High Street Cultural Resource Info page
Extension forms

