

Planning Board

June 8th, 2021
7:30 PM
Virtual (Zoom)

Planning Board members present: Derrick Chin (Chair), Ray Yacoub (Vice-Chair), Jon Cappetta (Clerk), and Sam Bajwa

Absent: Nathan Cookson

Also present: Kristen Guichard, Planning Director, Alicia Burak Administrative Assistant

Derrick Chin read the guidelines for virtual meeting.

Chair Derrick Chin called the meeting to order at 7:35 PM

Jon Cappetta called the roll: Derrick Chin - Aye, Ray Yacoub-aye, Sam Bajwa – Aye, Jon Cappetta – Aye, unanimous (4-0).

I. Regular Business

1. Citizen Comments: None
2. Approve previous minutes: Ray Yacoub made a motion to approve previous minutes. Jon Cappetta seconded. (Roll Call Vote): Mr. Bajwa- aye, Mr. Cappetta-aye, Mr. Yacoub- aye, Mr. Chin- aye.
3. Board Member's Reports: None
4. Administrative Updates and Reports: Two hearings scheduled for July. Michaela Moran is joining the planning board as an associate member.

II. New/Special Business

1. Public Hearing – PB21-2 47 Conant Street Subdivision

Chair Derrick Chin opened the Public Hearing at 7:45

Molly Obendorf and Alex Parra represented applicant.

Alex Parra described the proposed project as a 3-lot subdivision, (one existing and two proposed). Plan has been reviewed by the GCG, the Town's engineer review consultant, and all revisions have been made based on their comments. The Fire Chief provided comments and recommendations, all which have been updated on the revised plans.

Staff Comments: Mr. Bajwa asked if the Conservation Commission has approved the project. He was told the Conservation Commission wanted to wait until the Planning Board peer review was finalized and submitted. Mr. Bajwa and Mr. Chin both had concerns about the slope of the road and emergency access. Mr. Chin agrees with the Fire Dept. on use of

guardrails or boulders. Molly stated that the Fire Chief was amendable to the use of boulders. Mr. Cappetta asked about the size and spacing of the boulders. Molly stated the boulders are about 2 ft wide and as tall as a guardrail. Alex stated the best alternative was for the applicant to install boulders that the Fire Dept. approves of.

Public Comments: Ginny Sinkel Kramer- Legal Councilor to abutters; questioned the Conservation Commission permit and public hearing process, wetland flag locations and the validity of the permit. She asked for the Planning Board to wait for the Conservation Commission to approve the order of conditions prior making a decision.

Ginny Sinkel Kramer also expressed concerned about vehicles crashing into the wetlands due to the slope and no use of salt.

Mr. Bajwa and Mr. Yacoubi both in agreement that the wetland's border line should be defined.

Mrs. Guichard stated that the conservation commission conducted a site walk with Brian Butler to verify the location of the wetlands, and that the Commission will be reviewing the Notice of Intent at their next meeting.

Ginny Sinkel Kramer asked about the size of the dwellings, grade of the driveway, how nature will be preserved, and proposed safety questions. She stated that the right of way was only being used to gain frontage and should not be allowed.

Mr. Yacoubi stated that Subdivisions are entitled to approval if they meet the design standards even if people do not agree.

Board member asked Mrs. Guichard if the right of way design was allowed. Mrs. Guichard pointed the Board to the design standards Section 8 of the Rules and Regulations which shows standard subdivision layouts and noted she was unaware of a regulation that would prohibit the right of way layout as proposed.

Terra Friedrichs asked for clarification about the peer reviews and requested waivers; Mrs. Guichard read through the series of peer reviews and latest version as well as requested waivers.

Kelly D'Ambrosio stated that she didn't think the proof plan complies and questioned the driveway grade.

Molly showed detailed plans showing compliance.

Terra Friedrichs asked about public shade trees. Mrs. Guichard pointed to the letter and email submitted by the Tree Warden who deemed the tree a safety hazard.

Joan, Ginny, and Kelly all requested a continuation so they can have more time to review newer documents.

Mr. Yacouby and Mr. Bajwa both agreed to continue to give abutters more time to review the documents, to hear from the conservation commission, and confirmation from the Fire Chief on boulder size.

Mr. Yacouby made a motion to continue the hearing to July 13, 2021 at 8:30PM. Mr. Bajwa seconded. (Roll Call Vote): Mr. Yacouby-aye, Mr. Bajwa-aye, Mr. Cappetta-aye, Mr. Chin-aye. Unanimous 4-0.

Mr. Yacouby made a motion to adjourn the meeting. Mr. Cappetta seconded. (Roll Call Vote): Unanimous 4-0. Mr. Chin closed the meeting at 9:24PM.

Documents Used:

Collection-13766
Response Letter Package

DEFSUB.D.

PROOF

Maintenance Agreement
Response Letter3

Response Letter4

DEFSUB.E.FF

DEFSUB.F

SW Report _ Maps Rev June reduced

Collection-13767

5 28 letter to ConCom and Planning Board

6 7 LT ConCom and PB re 47 Conant St

6-7 Letter to Planning Board from JC

2nd Memo to PB from Kelly D_Ambrosio

2021 6-7 Cirillo Ltr - DRB Memo _ 47 Conant

Joan Cirillo Comments

Joan Cirillo Email

Kelly D_ambrosio Comments

Terra Friedrichs Comments 05-12-21

AWD Comments - 6-3-2021

FD Email.pdf

Fire Dept Comments - 6-3-2021

Fire Dept Comments - 6-7-21

GCG 3rd Peer Review 47 Conant ST

GCG 4th Peer Review 47 Conant Street 06042021

GCG 5th Peer Review 47 Conant Street 06082021

47 Conant Street Definitive Subdivision.pdf

Tree Dept Email