



Planning Board

June 26th, 2024

7:30 PM

In Person &
Virtual (Zoom)

Planning Board members present: Jon Cappetta, and Patricia Clifford and Sam Bajwa
Also present: Kristen Guichard, Planning Director & Alicia Burak, Administrative Assistant.

Planning Board members absent: Michaela Moran, Nathan Cookson, and James Fuccione.

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:37PM

Sam Bajwa called the roll: Jon Cappetta- Aye, Sam Bajwa-Aye, Patricia Clifford-Aye

At the start of the meeting, Jon Cappetta elevated Patricia Clifford to full member

I. Regular Business

1. Residents' Comments: None

2. Approve previous meeting minutes:

Patricia Clifford motioned at 7:45PM to approve meeting minutes for 3.19.2024.
Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, Patricia Clifford- Aye.

Patricia Clifford motioned at 7:46PM to approve meeting minutes for 4.02.2024.
Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, Patricia Clifford- Aye.

Patricia Clifford motioned at 7:47 to approve meeting minutes for 4.09.2024. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Patricia Clifford- Aye.

Meeting minutes for 4.19.2024 have been deferred to the 7/16/24 meeting.

3. Board Members' Reports – None

4. **Administrative Updates & Reports-** Planning Director, Kristen Guichard updated the board on the Habitat For All workshop that was held on 6.18 and noted more workshops to be held in the next few months. She informed the board on grants the Town was applying for to update the Housing Production Plan which expires next May and for evaluating inclusionary zoning at a higher level in the Town's MBTA Overlay District.

II. New/Special Business

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

The hearing required a super majority vote, therefor PB23-11 has been continued to 7.16.24 at 7:35PM

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

The Applicant requested a continuation. PB23-10 has been continued to 7.16.24 at 7:45PM

3. PB24-02- Public Hearing- 738 Main Street (9 Wyndcliff Drive). Definitive Subdivision

Jon Cappetta opened the public hearing at 8:01PM

Robert Melvin of Stamski and McNary advised the board that they received GCG and town comments last week and are still working on updating plans to submit, but they had no new plans to share tonight. He noted from the comments that there are no major design changes planned and will work with the town to make the town sidewalk work in conjunction with the proposed development.

Residents' Comments: Ralph Berge, Kevin Donohue, and John - all residents of Wyndcliff drive, shared their concerns on possible drainage issues due to the elevation of the lots, the amount of trees being cut down, and their disapproval of design of the lots. (spaghetti lots), concerns about access rights to Wyndcliff from the proposed lots.

Planning Director, Kristen Guichard noted that the design of the lots complies with the Zoning Bylaw. She also explained the provisions and rights under of the Subdivision Control Laws as well as the optional Residential Compound waiver request and proof plan requirements verses the standard subdivision design requirements.

Terra Friedrichs of Mass Ave, referred to the DRB memo and thought the Planning Board should attempt to change requirements for “spaghetti lots” at the next Town Meeting.

Board Comments: Sam Bajwa disliked the odd shaped lots but noted they are allowed by law. He added if one lot was eliminated there would be no odd shaped lots.

Robert Melvin advised the board that there will be easements on the odd shaped lots.

Board members agreed they wanted more input from other board members and requested more information on the size and number of trees being cleared.

Patricia Clifford motioned at 8:32PM to continue PB24-02 to 7.16.24 at 7:55PM

4. Concerns from owners of Bumble Bee Way about stormwater system functionality and approvals

Jeffrey Aveni, attorney representing Bumble Bee Way residents presented on concerns about outstanding storm water issues they believed still present that need to be addressed, noting the residents’ hired another engineer (Patrick McCarty) to assess the situation and requested the board to not release the bond until the concerns have been addressed.

Patrick McCarty did not agree with GCG’s response comments to their memo (listed in meeting materials) and noted the system had too aggressive infiltration rates which was causing problems.

William Bethune of the Audobon Hill Community Corporation (AHCC) proposed the AHCC could offer a possible solution to the water issues by granting a storm water easement.

Mike Carter of GCG, Patrick McCarty of McCarty Engineering, Jonathan Silverstein (Council of the developer), and Nina Pickering-Cook (Town Council) discussed the issues at hand, the comments between both engineering firms, and abutters concerns and decided to meet with Stamski and McNary to come up with a solution and report back at the Planning Board meeting on 7.16.24

Patricia Clifford motioned to adjourn the meeting at 9:20PM. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Patricia Clifford- Aye.

Materials used at this meeting:

Planning Board Agenda

Planning board minutes 3.19,4.02, 4.09, 4.16

75 Great Rd application materials as follows:

Application

Abutters' list

Planning Division memos

Extension forms

Draft open space and recreation plan

Draft OSRP letter of review

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

Planning Board Letter 5.7

Concept B

GCG Email

Updated Plans 5.25.24

738 Main St Application Materials as follows

Application packet

Sw Report

6261A Def.Sub_FF

Proof plan
Subcatachments
Abutters list
Form dp
Water District Comments
GCG Peer Review
Planning memo
Pb Continuation
Fire Comments
ROE Sidewalk
Engineering comments

