



MEETING MINUTES
May 9, 2018

Members Present: Vincent Vignaly (Chair), Marc Frieden, Cheryl Carlson, Paul Anderson, Barur Rajeshkumar

Members Absent: None

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The regular meeting began at 9:31 p.m. following public hearings for Briarwood Community Care, Malden Brook Realty (Westland Circle) Definitive Subdivision, and Lot 60 Century Drive (Girl Scouts) Site Plan Reviews.

Westland Circle Extension – Mr. Frieden made a motion to grant a waiver to Section VI. (B)(6) for the island not to be an infiltration basin; Mr. Rajeshkumar seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar opposed; motion passes.

Mr. Rajeshkumar made a motion to grant a waiver to Section VI. (C) for no sidewalks; Ms. Carlson seconded; Mr. Frieden, Mr. Vignaly, Ms. Carlson voted in favor; Mr. Rajeshkumar and Mr. Anderson opposed; motion passes.

Ms. Carlson made a motion to grant a waiver to Section VI. (I) for no park area; Mr. Rajeshkumar seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar opposed; motion passes.

Mr. Frieden made a motion to grant a waiver to Section VI. (B)(10) for reduction of the Right-of-Way for approximately a 6' section of the roadway; Ms. Carlson seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar opposed; motion passes.

Mr. Frieden made a motion to approve a Certificate of Approval of a Definitive Subdivision Plan and Stormwater Management Permit on the application of Malden Brook Realty, LLC for the construction of 750 linear feet of road to serve eight (8) single family residential lots (Westland Circle Extension); Ms. Carlson seconded; all voted in favor; motion approved.

Girl Scouts (Lot 60, Century Drive) – Mr. Frieden made a motion to grant a waiver from Section 3.6.C.2.a that the scale of the plans be drawn at 1"=20' and accept the submitted scale of 1"=30'; Ms. Carlson seconded; Mr. Frieden, Mr. Vignaly, Ms. Carlson and Mr. Anderson voted in favor; Mr. Rajeshkumar abstained; motion approved.

Mr. Frieden made a motion to issue a Certificate of Site Plan Review Approval and Stormwater Management Permit to the Girl Scouts of Central and Western Massachusetts, Lot 60, Century Drive;

Ms. Carlson seconded; Mr. Frieden, Mr. Vignaly, Ms. Carlson and Mr. Anderson voted in favor; Mr. Rajeshkumar abstained; motion approved.

CMRPC (Elizabeth Wood) Village Zoning Update – Trish Settles attended for Elizabeth Wood. DLTA funding was received and they are now able to work with six communities to create a Village Zoning Bylaw. A Village Center District is intended to lead to the creation of compact, pedestrian oriented, mixed use development that creates a sense of community. She said the development of Village Center Bylaws are in sync with the goals detailed in the Master Plan. Ms. Settles provided a draft Model Bylaw for review and comment. Funding is available until June 2019. The process would be to hold a public meeting letting the residents/property owners know that the board is considering changing the zoning on their property and encourage them to attend. The Town Wide Committee members will also be invited to attend. After feedback is received from that meeting, a site walk will take place and an updated draft of the zoning wording will be prepared. Mr. Vignaly asked that the board members provide comments to him prior to the next meeting and he will forward them to CMRPC.

Old Business:

Police Station Screening Sketch Review – Members visited the site on Thursday. Mr. Vignaly asked the Town Administrator to forward the board's comments/requests to the FISP members for their consideration. No response has been received yet.

Planning Board Application Form S Update – Revisions to Form S were reviewed. Members were asked to review the forms and provide comments before the next meeting so it can be finalized.

New Business/Review of Correspondence/Emails:

Mr. Vignaly issued the letter of support for the MVP Program (Municipal Vulnerability Preparedness) program last Monday to meet the filing timeline. The state is providing funding for projects and improvements to the infrastructure to prepare for climate change. Mr. Vignaly will attend a meeting on Thursday where they will discuss how to get funding for the town and what the town can do to prepare.

The board received the monthly activity report from Tony DiLuzio, Project Manager (Colliers). The board was very pleased with the summary and that it was emailed to the group. They need to come before the board with any changes to the approved plan. Mr. Vignaly will email Mr. DiLuzio.

The Town Administrator sent the Request for Proposals for preparation of a Housing Production Plan Update to the board for review. Mr. Vignaly asked that the members review it and forward comments to him.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust met and the project in the rear of 87 Maple Street is moving slowly. Mr. Rajeshkumar said the Board of Selectmen are in the preliminary stages of looking for possible sites for a cemetery. They did a site walk on property abutting the 87 Maple Street location with access from Pierce Street; no action has been taken. Mr. Anderson said the Transportation Committee met. CMRPC will be wiring the roads at the center of town to conduct traffic counts; no start date has been given. Paving at the center of town should be starting soon. The next transportation meeting will be in August.

Citizens' Comments – None tonight.

There were no invoices for payment tonight. Ms. Carlson made a motion to approve the draft April 25, 2018 Regular Meeting Minutes; Mr. Frieden seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar abstained. Ms. Carlson made a motion to approve both the draft April 25, 2018 Public Hearing Meeting Minutes for 127 Hartwell Street and draft April 25, 2018 Girl Scouts Service Center (Century Drive) Public Hearing Meeting Minutes; Mr. Frieden seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar abstained.

Members were reminded of the Special Public Hearing Meeting on Tuesday, May 15, 2018 at 7:00 p.m.

May 23, 2018 at 7:00 p.m. as the next regular meeting date and time.

Ms. Carlson made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approve. The meeting was adjourned at 10:26 p.m.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich