



MEETING MINUTES

April 10, 2019

Members Present: Paul Anderson (Chair), Vincent Vignaly, Marc Frieden, Barur Rajeshkumar, Sarah Miles

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 7:12 p.m. after continuing the Public Hearing for the development of nine multi-family residential units on Shrine Avenue.

Citizens' Comments – None tonight.

Old Business:

Holy Cross Contemplative Center Update – The board has not received the policy regarding the parking as promised by Jamie Hoag at the March 27th meeting. Mr. Anderson will follow up with a reminder.

Village Center Zoning Update – Eli Goldman (CMRPC) attended. Mr. Vignaly revised the draft Village Center Bylaw which was reviewed. Mr. Goldman said the CMRPC grant requires a public hearing and that it needs to be included on the warrant for a town meeting; it could be ready for the fall town meeting. Another public forum should be held with the new Village Zoning language to be sure resident comments have been addressed before a public hearing is scheduled. Mr. Goldman will provide a revised draft and check the funds remaining in the CMRPC budget.

Briarwood Open Space Restriction (review and send to the Conservation Commission and Board of Selectmen for approval/execution) – As part of the Continuing Care Retirement Community process, they needed to provide 25% of land to open space. The document provided designates the area that meets the requirement along with the list of restricted uses on that portion of the property. It was reviewed by Town Counsel; changes were made and accepted by the attorney for Briarwood. It is ready for consideration by both the Conservation Commission and the Board of Selectmen. Ms. Miles made a motion to send the Briarwood Open Space Restriction document to the Conservation Commission and the Board of Selectmen for their consideration to execute the document; Mr. Frieden seconded; all voted in favor; motion approved.

Municipal Vulnerability Program Update – Mr. Vignaly said that on May 14th, all departments are invited to attend an all-day meeting (8:30AM-3PM) in the Town Hall to review different opportunities for the town to reduce the risk of expensive damage, loss of life, etc. (related to climate change issues where there are bigger storms, more extreme events, flooding issues) and

trying to improve the town's emergency response system. Funding is available through the state after the process is complete and this public hearing/meeting is required. CMRPC will draft the Vulnerability Management Plan. If approved by the state, they will fund some portions of the action items needed; up to \$400,000 is available for each town at different times.

Zoning Enforcement to Building Inspector Status – Mr. Anderson forwarded the list to the building inspector for review. He is invited to attend the next meeting.

Fynder's Pub (review As-Built Plan, no Certification) – The plan that was received is not an as-built and no certification was received. Mr. Frieden will contact Arianna Saarinen and let her know that the Planning Board needs more information before closing out the Site Plan Review process.

New Business/Review of Correspondence/Emails:

Town Clean-Up Day – April 27th 9AM-Noon – There was a good turnout last fall. There is a link on the town website for more information. Residents are encouraged to sign up.

Dave Femia said the Council on Aging will hold an Open House at the new Senior Center on May 4th from 1:00 p.m. to 3:00 p.m.

A public hearing regarding the citizen's petition to consider changes to the Adult Use "Marijuana Establishments" is scheduled for April 24th. All residents who signed the petition will be sent a copy of the hearing notice.

Reports from Other Boards: Mr. Frieden said the Affordable Housing Trust discussed if it was possible to build a multi-family Habitat for Humanity building in the Single Family Residential District. Dave Femia said the land (located at the corner of Evans and Prospect Streets) was given to the town in 1925 and the deed states single residence; therefore, it cannot.

Payment of invoices was approved. Mr. Rajeshkumar made a motion to approve the draft March 27, 2019 Regular Meeting Minutes; Ms. Miles seconded; all voted in favor; motion approved.

April 24, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Ms. Miles made a motion to adjourn; Mr. Frieden; all voted in favor; motion approved. The meeting was adjourned at 9:34 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich