

## **PLANNING BOARD MEETING MINUTES**

### **November 29, 2012**

**PRESENT:** Christopher Farrell , Daniel Doucette, Doug Shearer, John Howarth, Louis Gallo, Jon Nelson, Donald DuBerger, Dudley Jensen, Vincent Michienzi (Alternate)

**STAFF:** Dody Adkins-Perry, Eng. Tech.

**ALSO PRESENT:** James Mulvey, Ford O'Connor, Mike Borselli, Warren Dalton, Andy Campbell, Gail McNamara

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Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:02P.M.

Mr. Howarth made a MOTION to approve the minutes of 11/08/12. The MOTION was seconded by Mr. Doucette with all in favor.

**81P:** Main St. 2 lots

This is the parcel behind Ryan's Family Amusements to be combined with the existing Open Space parcel for the Town.

Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all in favor.

**Public Hearing for Site Plan/Special Permit #07-2012:** Cont'd from 10/11/12: 1379 Rt. 28A. Warren Dalton. To develop a mixed-use of office/retail with 12 one-bedroom apartments above.

Mr. Nelson made a MOTION to approve subject to the following conditions:

- 8 1-bedroom apartments are allowed with the allowance the applicant can come back to the board, to amend to add up to 4 more, if they prove there hasn't been any traffic or parking issues with the site;
- Must meet Board of Health rules and regs;
- Must meet the Fire Dept. rules and regs;
- An engineered site As-built must be submitted prior to an occupancy permit being issued;
- A copy of the curb cut from MA Hwy must be submitted to the Board;
- Retail is limited to 2,000 square feet

The MOTION was seconded by Mr. Howarth. Roll call vote as follows:

Mr. Nelson – yes	Mr. Michienzi – yes	Mr. Shearer – yes
Mr. Doucette – yes	Mr. DuBerger – no	Mr. Jensen – no
Mr. Howarth – yes	Mr. Gallo – yes	Mr. Farrell – yes

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Mr. Doucette with all in favor.

With no further business before the Board, the meeting was adjourned at 7:35PM.

Respectfully submitted,  
Ann T. Gratis