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TOWN CLERK BOONE

**PLANNING BOARD
MEETING MINUTES:**

June 9, 2022

PRESENT: Sandra Goldstein, Jeanne Azarovitz, Christopher Farrell, Daniel Doucette, John Carroll, Pat Nemeth, Amanda Wing, William Meier, Elizabeth Brown

ABSENT: Elmer Clegg, David O'Connor

STAFF: Jennifer Copeland

ALSO PRESENT: Vicki Lang, Brad Botello, Brandon Carr, Doug Troyer, Jeffrey Salis, Chris Chrasilias

Meeting called to order at 7 pm by Chairman Doucette.

1. Request for lot Release: Harding Lane:

Applicant is Vicki Lang asking for a release of the lots for 1, 3 & 5 Harding lane. Lots are Lot 13C, Lot 13D, and Lot 13E.

-Ms. Copeland- No issues with releasing the lots. No bonds holding back releasing the lot.

-Mr. Farrell- Wants a weight limit on the bridge for public safety with a sign put in. With this agreement.

Motion made by Mr. Farrell to accept.

Condition: Ms. Lang is in the process of obtaining a sign and will talk with the DPW.

Motion seconded by Ms. Azarovitz. All ayes for the Board.

The motion passes.

2. Request for Bond Release: Absolute Building Consultants Inc.: 105 Williston Road

-Ms. Copeland- Project is to construct a house behind existing houses on Williston Road.

-Mr. Botello (Engineer) - \$15,000 Bond posted for the building permit. Applicant was required to get roadway base up to a binder course up to the house and the bond will cover the final coat of pavement. It has already been completed.

-Ms. Brown- Visited site, everything appears in shape and no objections.

Motion made by Ms. Brown to release the bond. Seconded by Ms. Wing. All ayes from the Board.

The motion passes.

3. Site Plan Review and Special Permit #19-2021: 2 Kendall Rae Place

Downtown Core for a multi-story mixed use building. Continued from 05.26.22.

-Mr. Doucette- This has been put on the agenda in case they are ready with the project.

-Mr. Farrell- Applicants are working hard to benefit all sides.

Motion made by Mr. Farrell to continue to 06.23.22. Seconded by Ms. Brown. All ayes from the Board.

The motion passes.

4. Application for Site Plan Review and Special Permit #5-2022: 10 Canal Street

For construction of a new 2,243 sq. ft. commercial building for a take-out restaurant, fast food and drive-thru. Supportive finding under section 2320 to remodel an existing 4,758 sq. ft. commercial building for use as a restaurant, professional/business, office and/or retail. Continued from 05.26.22.

-Mr. Chrasilias (present as applicant) - Square footage on the plans was wrong. Filed supplemental plans to allow other departments to issue comments. Fire department was the only department to issue a comment. They are satisfied with the plans. Typo was on the original plans for the Starbucks. The square footage was listed as 2,580 sq. ft. 2250 sq. ft. is the correct number submitted on the supplemental plans. Everything else is the same.

-Mr. Doucette- There was a letter written regarding the retiming of the traffic lights for the on/off highway to deal with the traffic without increasing wait times for local residents. This issue is dealt with by MassDOT and they will figure out the correct timing.

-Mr. Chrasilias- Will be working with MassDOT with those lights. It's outside of our control but MassDOT is reviewing it.

-Mr. Carr- Submitted fire truck turning analysis. Assistant Chief said it is tight, but in an actual emergency they would park the truck on Canal Street. There are multiple other ways for trucks to back out. Could be potential adjustments with stripes added, but no effect on parking.

-Ms. Brown- Have we talked with the Water Department?

-Mr. Carr- We use less water than the Friendly's beforehand so they had no issue.

-Mr. Farrell- Asking about irrigation. Have you been told by the North Sagamore Water District that they can't put in irrigation? Want the area to look nice, past issues with the greenery dying off.

-Mr. Salis- When we can irrigate we do. When not allowed we ask for permits to be able to. Will look into doing it.

-Mr. Doucette- There is a landscaping plan requiring taking care of the outside area.

-Ms. Brown- Is there an issue with the septic? Does the Board of Health Have an Issue?

-Mr. Doucette- Board of Health does have an interest in the flow of the runoff and septic so they will look at this.

Motion to accept by Ms. Azarovitz. She finds that the project is an allowed use. Consistent with town bylaws. Will not have an adverse effect to the town or local area. Impact to environment is minor, not located in a water district, no housing proposed. Project is approved for a restaurant, office, or retail use. Any change to square footage must be review by the Planning Board. Will defer to Fire Department, Sagamore Water District, and Health Department for any issues they have. Any Changes to building that are minor would be reviewed by staff and a member. If deemed minor it would be shown as an as built, if major change deemed, will come before the board for an amended site plan that will be needed. Change in square footage in plan is reflected.

Seconded by Mr. Farrell. All ayes from the Board.

The motion passes.

Motion made to adjourn by Ms. Brown, seconded by Ms. Azarovitz. All ayes from the Board. Meeting adjourned.