

**PLANNING BOARD  
MEETING MINUTES**

**July 14, 2022**

**PRESENT:** Sandra Goldstein, Jeanne Azarovitz, Christopher Farrell, Daniel Doucette, Amanda Wing, William Meier (alternate), Elizabeth Brown, David O'Connor

**ABSENT:** John Carroll, Patricia Nemeth

**STAFF:** Jennifer Copeland

**ALSO PRESENT:** Donald Bracken, James McLaughlin, Keith Galizio

Meeting called to order at 7 pm by Chairman Doucette.

**1. Public Hearing Request to Modify for Special Permit #08-2022, 227 Main St.**

To construct a new two-family dwelling and a detached garage with an accessory apartment. Dimensional relief required for front yard setback greater than 15 ft. Don Bracken present to represent the property. The lot is under 15,000 square ft. Proposes expanding the existing driveway in order to develop one duplex with a garage with a studio apartment. There are five outside parking spaces and two spaces inside garage. There is a 10 ft greenspace as required around the perimeter of the property. Providing a 10 ft. easement for utilities and greenspace. There is existing town sewer and water. Lighting is off the existing buildings and a light pole is already on property. Apartment and garage will have two entry ways. One bedroom. No basement proposed. Total space is 1350 sq. ft. One bedroom apartment. Parking lot has self-draining system with a catch basin collecting all runoff.

Ms. Copeland provided history on the parcel. The subject parcel is identified as Lot 2 and it consists of a portion of Map 20.3 Parcel 100 (227 Main Street). In October 2019, 227 Main Street was approved under Site Plan Review (08-2019) to renovate and expand the existing single-family dwelling into a mixed-use building with commercial space on the first floor and two-residential dwelling units on the second floor. In April 2021, a Special Permit (#02-2021) was granted for first floor residential use with one handicapped accessible unit. Subsequently, in November 2021, the special permit was amended for reduced lot width of 25.01± feet for proposed Lot 2 (#02-2021B). Lot 2 is 14,758 square-feet (SF) and it was created on an Approval Not Required (ANR) plan approved by the Planning Board on May 26, 2022.

Mr. Brown- This is before us because they're looking for a significantly large setback, triggering this Special Permit.

Ms. Copeland- Front setback downtown is 0-15 ft. This is 235 ft. to the garage.

Ms. Goldstein- Questions on size of driveway and mobility of vehicles trying to enter and exit.

Mr. Bracken- There is plenty of room but we can always enlarge if needs be. We put it at the required length.

Motion by Ms. Brown to approve, finding that the application is proper and meets all zoning and building regulations and requirements for a special permit. Minimal impact to area and vegetation. Proposed dwellings are compatible with surrounding area.

Project has a positive impact for housing needed in town. The dimensional relief is granted for an enlarged front setback of 232.4 ft. Prior conditions will remain in effect.

Submission of as built plan required a well.

Seconded by Mr. Farrell. The motion was unanimously approved 8-0.

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Mr. Farrell made a motion to adjourn at 7:16 p.m. Seconded by Ms. Brown. All ayes, meeting adjourned.