

**PLANNING BOARD
MEETING MINUTES
March 24, 2022**

PRESENT: Elizabeth Brown, David O'Connor, Elmer Clegg, Sandra Goldstein, Jeanne Azarovitz, William Meier, Christopher Farrell, Daniel Doucette, John Carroll

ABSENT: Lou Gallo

STAFF: Jennifer Copeland

ALSO PRESENT: Attorney Christopher Kirrane, Zac Basinski, Sal Couto

Meeting called to order at 7 pm by Chairman Doucette.

Moved to take #2 out of order.

1. Public Hearing Site Plan Review Sp. Permit #01-2022: 568 Macarthur Blvd.

New construction of a commercial building resulting in a gross floor area of more than 1600 sq. ft. for a restaurant/fast food/takeout and to cover more than 40% impervious surface and to remove more than 70% of current ground vegetation.

Attorney Christopher Kirrane present to speak on behalf of the owners.

Met with members of the Board and Planning department to talk more about the traffic and vegetation removal issues.

Mr. Basinski- Added acceleration and de-acceleration lanes. Need further approval to from MassDOT relocate a utility pole to allow those lanes but once the board approves they can go up the next step. As for vegetation, more trees have been added to the property.

Mr. Clegg- Landscaping plan adds a rain garden and exceeds requirements for trees and shrubs. Traffic changes are very good as well with limiting the traffic flow. Corner s rounded to make leaving the property easier. Lanes require movement of only one pole. Stormwater management plan meets and exceeds requirements. Next step is an application to MassDOT.

Motion to Accept by Mr. Clegg, Seconded by Ms. Azarovitz, Roll Call vote:

Mr. Clegg- Yes	Mr. O'Connor- Yes	Ms. Azarovitz- Yes
Ms. Brown- Yes	Ms. Goldstein- Yes	Mr. Doucette-Yes
Mr. Farrell- Yes	Mr. Meier- Yes	Mr. Carroll- Abstains

2. Public Hearing Site Plan Review Sp. Permit #19-2021: 2 Kendall Rae Place

Downtown Core for a multi-story mixed use building.

Motion to Continue to 4/14/22 by Mr. Doucette, Seconded by Ms. Brown, Roll Call vote:

Mr. Clegg- Yes	Mr. O'Connor- Yes	Ms. Azarovitz- Yes
Ms. Brown- Yes	Ms. Goldstein- Yes	Mr. Doucette-Yes
Mr. Farrell- Yes	Mr. Meier- Yes	Mr. Carroll- Yes

Motion to adjourn the meeting by Mr. Carroll, seconded by Ms. Brown, roll call vote:

Mr. Clegg- Yes	Mr. O'Connor- Yes	Ms. Azarovitz- Yes
Ms. Brown- Yes	Ms. Goldstein- Yes	Mr. Doucette-Yes
Mr. Farrell- Yes	Mr. Meier- Yes	Mr. Carroll- Yes

Approved TS

TOWN CLERK BOURNE

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