

PLANNING BOARD MEETING MINUTES

May 26, 2016

PRESENT: Daniel Doucette, Vincent Michienzi, Stephen Strojny, Elmer Clegg, William Grant, Robert Gendron, Joseph Agrillo
ABSENT: John Howarth, Louis Gallo
STAFF: Coreen Moore, Tim Lydon
PUBLIC: Jim Mulvey, Michael Rausch, John Churchill, B. Sawyer, B. Araujo and other member of the public

Ann Gutterson, Recording Secretary

Vice-Chairman Doucette called the meeting to order at 7:00pm.

Minutes of 4/28/16: Mr. Strojny made a MOTION to approve, seconded by Mr. Clegg with 4 in favor, 3 abstentions.

Minutes of 5/12/16: Mr. Strojny made a MOTION to approve, seconded by Mr. Clegg with 4 in favor, 3 abstentions.

Request for Bond Release: 218 Main St.

George Sala called the office stating he wanted the access road crack sealed prior to release.

Mr. Agrillo made a MOTION to release the bond plus interest once the DPW Superintendent has been satisfied with the crack sealing, seconded by Mr. Michienzi with all in favor.

Public Hearing for Special Permit #04-2016: 227 Old Plymouth Road, Robert Sawyer. For a back lot subdivision for one buildable lot. This was previously approved in 2006 and has expired.

Coreen: This is complicated. The original permit was granted in 2006 and extended until Nov. 2012. At town hall someone came to talk about the permit and we believed it wasn't acted on. In a back lot, they are creating a reduced frontage lot. The plan was created, recorded and essentially "acted" on. They did what was required so it was an error that they were told it was expired. Now Mr. Sawyer has applied for a new special permit, how to proceed? They still have a valid permit he can act on or withdraw this new application and proceed with the original. There are issues with the lot. It's now under an enforcement order for clearing and putting in a foundation without a permit. A condition of the original permit was if the driveway changed they needed to come back to amend. If he uses the original permit, this is an issue as there has been grading and natural cover (trees) removal.

John Churchill: My client bought it in 2014 and thought the permit was still in effect, that's why he cleared the building envelope. We believe this permit is valid and only needs an amendment. The drive was more to the north and wrapped around, the one is more direct to the house. We have drainage at the beginning of the driveway and the grading is much less than the prior approval. The house size has changed as well. Mr. Sawyer just wants to build his house. I want to reserve the right to amend the original special permit #11-06 as an alternative.

Mr. Gendron: The new driveway is partially in the road layout?

John: Yes.

227 Old Plymouth Rd. Cont'd:

Vice-chairman Doucette: Any changes need to be amended with proper advertising. I would like to discuss with the Board.

Mr. Agrillo: I believe it would need a new application to amend.

Vice-chairman Doucette: If you want to make amendments to the original plan, we need to readvertise then everything is in place.

John: I'd like to withdraw this application without prejudice.

Mr. Agrillo made a MOTION to accept the withdrawal, seconded by Mr. Clegg with all in favor.

Fees will be waived for an amended application.

Election of Officers

Mr. Clegg nominated Dan Doucette as Chair, seconded by Mr. Gendron

Mr. Clegg nominated Steve Strojny as Vice-Chair, seconded by Mr. Michienzi

Mr. Agrillo nominated Vincent Michienzi as Clerk, seconded by Mr. Strojny

Mr. Agrillo made a MOTION to elect the nominated slate of officers, seconded by Mr. Gendron with all in favor.

Mr. Clegg made a MOTION to adjourn, seconded by Mr. Strojny with all in favor.

With no further business before the Board, the meeting was adjourned at 7:25pm.

Respectfully submitted,
Ann Gutterson