

Planning Board
February 6, 2018
Meeting Minutes – Page 1

The meeting opened at 7:00 PM All members were present. Town Planner and Town Engineer were Present.

The minutes of January 16,2018 John Cook motioned to accept and sign Joseph Calagione 2nd. Un 4 1 abstained

Public Hearings Continued F&D Central Realty Corp “Bear Hill Village”PRD 147
detached single family residential units on 118.96 acres off Casey Drive and off Beaver Street

Public Hearing Continued F & D Central Realty Corp. “Bear Hill Village Definitive Plan 2 lot residential Subdivision on 118.96 acres off Casey Drive
Rob Poxin eng. All issues now addressed. 2 items to be added. Decision draft sent.
Joseph Calagione motioned to close the Public HearingS - both hearings and approve.
John Cook 2nd 4 in favor 1 abstained Marble Mainini III. Definitive plan with changes added to plan.

Amended Site Plan 2-4 Beach Street Dale McKinnon eng. Pat Kennelly left chair
Joseph Calagione took chair. Acougue Valae do Aco Change of use. Luke Sousa present.
Retail food store/meat market. To restripe site. No additions. Town Planner letter 2-6-18 recommends approve subject addressing deficiencies.

Town Engineer 1-31-18 2 comments Water Co. 1-23-18 no conflict
Fire Dept. 1-23-18 no change

Joseph Calagione agrees with Town Engineer- parking issues. Town Engineer has dumpster and parking issues. Town Planner letter 2-6-18 Not recommending as is. Joseph Calagione would like to see this taken care of . Town Planner states parking needs to be fixed. John Cook motion to approve change of use subject to getting all corrected and bring new plan . Marble Mainini III 2nd. 4 in favor 1 abstained PK.

Variance Roseleen Pyne 123 Congress Street Atty. Pettinari presented. Town Planner 2-6-18 favorable recommendation. Lot line between lot 4 & 5 time lapsed. Location of lot 5 does meet side yard setback. John Cook made a favorable recommendation Lena McCarthy 2nd 3 in favor 1 unfavorable Joseph Calagione questioned hardship. Pat Kennelly returned to chair.

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Amended Site Plan Noguiera Real Estate, LLC 21 -23 & 27 West Street RA zone. To be residential use . Atty. Joseph Antonellis presented . All will be converted to apartments total 8 units. To be 1 large parcel. Town Planner 2-6-18 approve

Town Engineer 2-1-18 comments

Fire Dept. 1-25-18 No change

Water Co. 1-24-18 No issues Kellett Compound Property. Marble Mainini III dumpster site is OK . Location near Godfrey Brook. To be fenced. Patrick Kennelly said could change area and put plantings in. Town Engineer wants dumpster in different location. Marble Mainini III motioned to approve subject to dumpster relocation and catch basin to put 6" T. Lena McCarthy 2nd Un 5.

Corner Brook LLC Industrial Road Atty Joseph Antonellis present. Patrick Kennelly left Chair . Joseph Calagione took chair. Proposed Bond . Atty Feels should be minimal bond. They will use loom from the site and feels the Town Engineer can adequately set the bond. Joseph Calagione wants to make sure they stabilize this area. Marble Mainini III motioned to have the Town Engineer set the bond. JohnCook 2nd. Un4. Patrick Kennelly returned to chair.

Variance referral 25 Short Street Louis Rizoli. Atty Pettinari presented. To subdivide property to create 2nd buildable lots. To create lot fronting Short Street with existing house and Florence Street to be further development. Town Planner 2-6-18 recommends unfavorable No hardship. Lena McCarty questioned what kind of house? Single family. John Cook made a favorable recommendation. Marble Mainini III 2nd. 4 favor 1 oppose Joseph Calagione.

Special Permit 11 Beach Street & 18 Pond Street Eversource Energy/ NSTAR Gas Co. To allow for continued operation of contractors yard. Town Planner recommends favorable report. John Cook made favorable recommendation. Joseph Calagione 2nd. Highway barn is a similar issue. Marble Mainini III would like to see site plan John Cook rescinded his motion. Joseph Calagione 2nd . Applicant has to come to the Planning Board with a site plan detailing work/storage/drainage/ for this specific site. Joseph Calagione made a favorable motion John Cook 2nd Un.5.

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Special Permit BIK Boom Truck LLC 177C Central Street G & H Eng George Mitiov
To add vehicle sales on property. Existing truck service and repair shop. To add sale 6 display trucks on property. No building additions. To restripe display truck area. Town Planner 2-6-18 recommends favorable. They have cleaned up the site. Joseph Calagione made a favorable recommendation Marble Mainini III 2nd Un5.

Round Table Meeting follow-up letter 1-22-18 discussion

Joseph Calagione spoke of Wendy's parking lot area. Town Planner stated he is working on this issue flooding etc.

Lena McCarthy motioned to adjourn Marble Mainini III 2nd. Un 5
Meeting Adjourned 8:25 PM

Patrick Kennelly

Joseph Calagione

John Cook

Lena McCarthy

Marble Mainini III