

PLANNING BOARD
THURSDAY, MAY 25, 2023
RESOURCE ROOM

Attendance: Chair Tracy Sharkey, Vice-Chair Jake Schultzberg, Meg Schlesman, Ernie Marks, Aaron Socrat, Mike Greco, Mike Zwicker, Richard Preston & Matthew Benoit, Director of Community Development.

The Chair Tracy Sharkey called the meeting to order at 7 PM.

1. (7:00 PM) (0:10 TS) Citizens Forum: Call for Public Comment: NONE
2. (7:00 PM) (0:50 TS) ANR's: 293 Southeast Main St, New Sherborn LLC, Lots 10 &11
293 Southeast Main St, New Sherborn LLC, Lot 12

Byron Andrews from DiPrete engineering is representing New Sherborn, LLC, they are looking to subdivide three lots and he showed the board the plans. Mr. Benoit stated that these lots meet all the requirements for an ANR.

(7:05 PM) (5:30 TS) Motion to endorse the ANR for lots 10 and 11 made by Jake Schultzberg, seconded by Mike Zwicker. The vote passed unanimously.

(7:07 PM) (7:00 TS) Motion to endorse the ANR for lot 12 made by Mike Zwicker, seconded by Jake Schultzberg. The vote passed unanimously.

Additional Business:

3. (7:07 PM) (7:20 TS) Perry Street extension

Byron Andrews stated that they would like to start engaging the planning board to see what the concerns and comments are from the board, and take those into consideration, and come back at a later time to address them. Tracy Sharkey stated that she would be looking for police and fire input to get it up to ANR standards for approval. In addition, the improvements need to be done before the ANR is filed. Therefore, they would have to get that information from police fire and Highway for what improvements should be made, and look at the current history of similar projects, and what was required.

4. (7:13 PM) (13:15 TS) 7:00 PM Public Hearing 392 N.E. Main St. LLC application for site plan review (SPR-230425) - possible votes

The project consists of demolishing an existing building and garage and to build a new structure, full basement, ground floor retail space, two apartments on the second floor and parking to accommodate.

(7:15 PM) (15:30 TS) Motion to open the public hearing made by Meg Schlesman, seconded by Aaron Socrat. The vote passed unanimously.

Mr. Callahan, representing the applicant, the owner would like demolish existing building and replace it with a retail store on the first floor, and two apartments on the second floor with the same current grading. It currently has two dry wells, and they are proposing infiltrators. Mr. Callahan showed the board the plans and went over them. This is in the aquifer overlay so the applicants will need an aquifer permit. Mr. Benoit stated that they spoke to the building inspector, and they do not need a special permit because they are adding pervious area. They will be submitting new revised plans addressing the peer review comments and will be revised with all the comments. Mr. Socrat does not think that there is enough room for parking and would like them to look into those measurements. He expects to have the revised plan in 10 days. The neighbor across the street stated that he does not think this parking proposal is going

to work. Ernie and Lisa Lozeau at 3 White Ave stated their concerns about the increase of deliveries in traffic. With the added basement storage, they stated the hope is less deliveries being made. Mr. Benoit stated that there was a concern raised about the lighting and the hours of security lighting and light signage, that currently stays on sometime all night and is a disturbance to neighbors. There was a discussion back-and-forth about making a designated loading unloading delivery area where the new sidewalk is being proposed
(7:51 PM) (51:25 TS) Motion to continue the public hearing to June 22 at 7 PM made by Mike Zwicker, seconded by Jake Schultzberg. The vote passed unanimously.

5. (7:52 PM) (52:40 TS) Lot Releases – 100 Davis Street (Legacy Circles) Lots 1-4
In the board packet there is a request from Attorney Knapik for a lot release and the partial release has been approved by town Counsel
(7:53 PM) (53:55 TS) Motion to release lots, 1, 2, 3 and 4 of the covenant in accordance with the partial release of the covenant and conditions provided to the board made by Mike Zwicker, seconded by Jake Schultzberg. The vote passed unanimously.

6. (7:54 PM) (54:50 TS) CMRPC delegate - possible votes
(7:55 PM) (55:25 TS) Motion for Meg Schlesman to be a delegate made by Ernie Marks, seconded by Mike Greco

7. (7:55 PM) (55:55 TS) Letter of intent, Walnut Street
The board was provided a notification of Mary Pepka's intent to sell 2.07 acres of land labeled lot number 2 that is in 61B, for 110k.
(7:56 PM) (56:15 TS) Motion to recommend to the Board of Selectmen to not exercise the right of first refusal made by Mike Zwicker, seconded by Ernie Marks. The vote passed unanimously.

8. (7:57 PM) (57:45 TS) Subdivision regulations
Mr. Benoit would like to know if the board would be interested in exploring what is called the R factor or irregularity factor to be put into the subdivision regulations. What it does is help regulate the lot formation and not have lots so irregular that pieces of the property are not usable. The board would like to think about this and discuss it further as to what they would like to do if anything with this regulation.

(8:10 PM) (1:10:45 TS) Mr. Preston asked about open area sites and was concerned of what was being done towards the restoration of the site and was concerned about neighbors to these sites. Miss Sharkey stated that Mr. Benoit can gather some information on the permits, and the dates issued for these types of sites in town for the board.

9. (8:15 PM) (1:15:20 TS) Staff Updates
Mr. Benoit received an email today from the town of Mendon's Select Board inviting this board to a workshop if any planning board members are interested in attending. It is utilizing green stormwater infrastructure/environmentally friendly stormwater management solutions scheduled for June 13 from 9 to 11 AM.
(8:16 PM) (1:16:20 TS) Motion to adjourn the meeting made by Mike Zwicker, seconded by Mike Greco. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin