

Planning Board Meeting  
July 26, 2022  
Ammended

Present: Tom Davidson, Chair  
Margaret Carroll  
Gary Bohan  
William Tessmer  
Paul Carey  
Kathy Robertson

Meeting called to order at 7:00 p.m.

- 1) June 28, 2022 meeting minutes approved 5-0.
- 2) Paul Dell'Aquila provided the Town Planner report.
  - a) Warrant for Fall Town Meeting opened on August 1<sup>st</sup>. Only 3 meetings scheduled before warrant closes on September 24, Planning Board must schedule a hearing before then if it plans to put new frontage definition before voters for approval.
- 3) Regular meeting suspended at 7:05.
  - a) Open continued hearing on East Street Estates. Update provided. Requested continuance until September 13 at 7:05. Approved unanimously. Applicant will provide written request to extend the shot clock.
- 4) Regular meeting resumed.
- 5) Regular meeting suspended at 7:10. Continued public hearing on Governor's Landing senior housing and mixed-use development.
  - i) Developer's attorney provided recap and update. MassWorks grant for sewer extension submitted by the Town to the state on June 22.
  - ii) Archeological and historic surveys completed and under review by members of the public.
  - iii) Site plan revised to reflect recent increase in the buffer around the vernal pool.
  - iv) Board requested further details on what qualifies as open space. Discussion postponed until September 13th meeting.
  - v) Conservation Commission member requested developer consideration of a community garden on the parcel. Developer's attorney responded favorably, commenting that there could be flexibility in the CR. Requested Conservation Commission member identify space within the site that might be suitable for the garden.
  - vi) Developer requested Board vote to accept changes to site plan and a reduced easement for the northerly access road bordering a neighboring

property. Board declined to take immediate action until they could better understand the impact on an abutting parcel and the status of open space.  
vii) Continued until September 13<sup>th</sup> at 7:10. Vote: 5-0

6) Regular meeting resumed.

7) ANR/81P application for 16 Riverbend Rd. Plan was not available via email prior to the meeting and the hard copy the petitioners had brought to Town Hall was unsigned. Continued to August 9<sup>th</sup> to allow Board members time to review.

8) Continuation of discussion on Cobblers Creek senior housing subdivision and its impact on Eames Lane residents.

- i) Resident raised concerns with accurate depiction of easements.
- ii) Resident expressed concern that the emergency access road and parking was still going forward.
- iii) Developer said that he did not have the ability to make changes in parking and emergency access and those were decisions made by Public Safety and Conservation Commission.
- iv) Board requested that residents present options that would decrease impact on their lives to developer and appropriate boards.
- v) Resident reiterated a claim that they had not been notified by either Conservation Commission or Planning Board about the proposed project and stated an emergency access road should not be required.
- vi) Conservation Commission documented that notifications to residents were delivered by the PO and Planning Board reiterated that they were listed as abutters. The Planning Board agreed to follow up to verify that the notifications were sent.
- vii) Update of actions taken will be discussed at August 9th Planning Board meeting at 7:25.

9) Planning Board discussed staffing and need to fill the vacant Coordinator position.

- i) Board voted to accept Town Manager's offer to attend the August 9<sup>th</sup> meeting to discuss staffing options.

10) Meeting Adjourned at 9:37.