

Planning Board  
August 9, 2022

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

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

- 1) July 23, 2022 meeting minutes approved 4-0 with amendments.
- 2) Paul Dell'Aquila provided the Town Planner report.
  - i) East Street Estates and Governor's Landing Scheduled for 9/13 Planning Board Meeting. Town Planner will not be available;
  - ii) No new applications submitted since last meeting;
  - iii) Town Manager and Town Planner met with CMRPC to discuss moving forward with the Housing Production Plan Advisory Committee. Committee members have been appointed by the Board of Selectmen. Notification will go out to members along with potential dates for a new meeting
- 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. Applicant will provide written request.
- 4) Regular meeting resumed.
- 5) Riverbend ANR Review. ANR approval subject to review of the planner. Vote 4-0
- 6) Summer Circle: TM voted to accept Summer Circle as a Town Road at Annual Town Meeting. Select Board never voted to accept layout so the earlier vote is invalid. Select Board will vote on layout at its next meeting. The item will be voted at November Town Meeting. Planning Board voted to release \$250,000 of the \$300,000 bond still held by the Town. Vote: 4-0
- 7) Cobblers Creek/Eames Lane: Town Planner facilitated meeting to discuss and resolve easement issues. New Engineering designs presented to address easement inconsistencies. Motion to approve the easement solely in respect to 22 Eames. Motion approved: 3-0. Conversations ongoing about changing location of parking between Land Stewardship Committee and State Forest representatives about parking location.

- 8) Mayflower Drive. Resident voiced outstanding issues on paving and construction vehicle left on site not addressed despite previous request. Board asked to follow up with the developer. A follow-up will be presented at 9-13-22 Planning Board Meeting. Hearing scheduled for 9-27-22 meeting
- 9) Change frontage definition. Town Planner Paul Dell'Aquila shared the proposed changes to Sections 300-4.4 & 300.10.1 to clarify the definition of frontage and that a hearing on the zoning change was scheduled for September 27 at 7:05pm. Public hearing set for September 27 at 7.05. Vote 4-0.
- 10) Discussion on identifying new Planning Board Coordinator. Planner Paul Dell'Aquila will fill in short term. TM presented on plan to hire support staff to share responsibilities for several Boards. He also discussed cross training support staff so multiple people who have the capacity to shift roles as necessity required. Tentative Plan to share staff dedicated to land use functions (i.e. Planning, Conservation and Cod.) Some Board members expressed concern about the Coordinator working for the TM, not the Board, if it is a shared position. TM committed to sharing job description to Board prior to posting and engage a Board representative in hiring process.

Next meeting September 13

Motion to adjourn 9:07. Vote 4-0