

Planning Board
September 8, 2020

Present: Margaret Carroll, Chair
Paul Carey
Thomas Davidson
Gary Bohan
William Tessmer

1. Previous meeting minutes read and unanimously approved.
2. Treasurer's report given. Motion to authorize the Chair to sign voucher(s) for Stantec bills. Seconded and approved unanimously. Board to request escrow funds for East St. Estates (\$1,000), Mikals Construction (\$500), and Preserve at Dean Pont (\$10,000).
3. Office report given.
4. Reopen public hearing for East Street Estates (motion made, seconded and unanimously approved).

Applicant requested a continuance. Moved to continue to 7:20 p.m. on September 22, 2020. Seconded and unanimously approved.

5. Moved, seconded and unanimously approved to reopen public meeting.
6. Discussion with Peter Bemis, Engineering Design Consultants, regarding Thompson property off Westboro Road.

Solar project in litigation.

Discussion regarding possible large lot plan on a portion of the property, some open space, and some other residential piece near the bottom – likely 2 large lots.

The applicant will come in with a plan for discussion.

7. Discussion with Mr. Bemis regarding 41 Milford Street. There was a plan approved by Board but never built. Mr. Bemis may return with one or more concept plans.
8. Discussion with Doug Pope regarding a possible solar overlay district that would allow solar panels with agricultural use under the solar array.

Standard arrays have maximum height of 8 feet – these would be 10 feet at lower edge and 18 feet at higher edge.

Those interested landowners – Kelly Farm, Red Farm Golf and Paul Flaherty would propose 250 foot setback from road, 100 foot setback from property lines as starting point. Would likely need 12-15 acres to be economically feasible.

Questions and discussion with the Board. It would be an overlay district. Planning Board would be the special permit granting authority. Mr. Bohan stated the use should be by special permit, not by right within the overlay district.

Discussion regarding whether “spot zoning” would be appropriate.

Revenue to the Town would be based on a PILOT program.

The Board does not think a proposal would be ready to present at the November Town Meeting, but would be willing to work with the proponent to explore the possibility of a zoning change.

9. Dean Pond Subdivision – street name. Historical Commission has proposed Claflin Farm Road. Moved, seconded and unanimously approved.
10. Appointment to CMRPC. Moved, seconded and approved unanimously to re-appoint Mr. Bohan.
11. Appointment to Capital Budget Committee. Moved, seconded and approved to re-appoint Mr. Davidson (Carroll, Carey, Bohan voted yes; Davidson abstained). Mr. Davidson provided a brief update on the Committee’s activities.
12. Discussion regarding letter from Attorney Timothy Fallon regarding completion of common driveway off Mendon Street. Mr. Carey pointed out that the Board had done what it can. The homeowner may have a breach of contract claim against the developer.

Discussion regarding further action by or notice from the Board. Board will send a letter to the developer notifying him that he is in breach of the special permit.

13. 8 Grove Street – Brewery proposal. Discussion regarding required engineering fee. Board will request an engineering fee of \$2,500 – unused portion, if any, will be returned to the applicant.

Adjourned at 8.28 p.m.