

The meeting was called to order at 7:30 p.m. by Mr. Yered, Acting Chair.

Members present: George Yered, Acting Chair
Nicole Riley, Acting Clerk
Richard Nichols
Carlo Molinari, Associate

Members Absent: Robert Cantoreggi
James McKay

Also present: Scott Fuzy, 411 Union St.
Josh Guerrero, 5 Park Road
Brenda Collins, 54 Walnut St.
Lisa Hardin, 56 Walnut St.

SPECIAL PERMIT/SITE PLAN APPROVAL
1105-1115 MAIN STREET, PUBLIC HEARING, CONT.
GAS FILLINGS STATION/CONVENIENCE STORE/DRIVE-THROUGH
1105-1115 MAIN STREET, LLC

The public hearing continuation was opened at 7:31 p.m. with notice being read by Ms. Riley, Acting Clerk.

Mr. Choubah of Choubah Engineering Group, representing the applicant, requested a continuance without discussion via email dated January 30, 2019.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was unanimously voted to continue the public hearing at 7:33 p.m. to Tuesday, March 12, 2019, 7:35 p.m.

WALNUT STREET HOUSE NUMBER ASSIGNMENT REQUEST
DANIEL MERRIKIN, LEGACY ENGINEERING
ASSESSOR MAP 3, PARCEL 14

The Planning Board received an email from Mr. Merrikin dated January 23, 2019, wherein he requested a house number assignment/address for a new lot on Walnut Street. According to the email, the new house lot created is between current house numbers #52 and #54 Walnut Street. Initially, #51 was considered even though it was on the even side of the street. The Fire Chief had been emailed regarding the situation and stated that it “was not an ideal situation” but could work with proper signage. The assignment of #50 Walnut Street was also discussed.

Ms. Hardin and Ms. Collins, both abutters to the new house lot, were in favor of assigning #50 Walnut Street.

On a motion made by Mr. Yered, seconded by Ms. Riley, it was unanimously voted to assign #50 Walnut Street for Assessor Map 3 Parcel 14. The applicant will be notified

that the mailbox to be placed across the street must be properly marked and number/address clearly marked at the end of the driveway for emergency vehicles, etc.

JIM & JUDY MURPHY

INFORMAL DISCUSSION RE: WATER RUNOFF/FLOODING

Mr. & Mrs. Murphy were contacted prior to the start of the meeting to attend the following month's meeting since Mr. Cantoreggi and Mr. McKay were not going to be in attendance at the meeting.

MUNICIPAL ZONING EXEMPTION

MUNICIPAL FACILITIES & USES PROPOSED BYLAW ARTICLE

INFORMAL DISCUSSION

Mr. Yered read an email from Town Counsel Kate Feodoroff dated February 1, 2019. The proposed bylaw is a common bylaw implemented by municipalities for approvals of Town projects funded through Town Meeting.

The Board had questions regarding whether or not such a bylaw would omit all review and approvals from all Town Boards. The Planning Board will be provided clarification prior to the public hearing.

On a motion made by Mr. Nichols, seconded by Ms. Riley, it was voted unanimously to recommend the Municipal Facilities and Uses proposed bylaw to the Selectmen so a public hearing can be held at the March 12, 2019 Planning Board meeting.

OTHER BUSINESS:

MINUTES

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously to approve the regular session meeting minutes from January 8, 2019, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Nichols, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 7:51 p.m.

Scheduled Planning Board Meetings: March 12, 2019

Respectfully submitted,

Camille Standley
Administrative Assistant