

PLANNING BOARD
Meeting Minutes
Thursday, July 28, 2016
Judge Welsh Room
6:30 P.M.

Members Present: Ryan Campbell, Steven Baker and Dave Abramson.

Members Absent: John Golden, Grace Ryder-O'Malley, Brandon Quesnell and James Woods (all excused).

Staff: Gloria McPherson, Town Planner and Ellen C. Battaglini, Permit Coordinator.

Acting Chair Steven Baker called the meeting to order at 6:30 P.M.

Meeting Agenda:

1. **Public Comments:** None.

2. **Public Hearings:**

a) **Case #FY16-33** (*request to postpone to August 25, 2016*)

Application by **Steven N. Avruch** and **Edward G. MacLean** requesting Site Plan Approval pursuant to Article 2, Section 2320, **High Elevation Protection District (B)**, of the Zoning By-Laws, to renovate the exterior of a structure, including reducing the number and size of existing decking, shortening and re-configuring a driveway, adding off-street parking, re-configuring and re-grading the northwesterly and southwesterly yards and installing retaining walls at the property located at **119R & 129R Bradford Street Extension**. There was a request by the applicant to postpone until the August 25, 2016 Public Hearing.

There was a motion by Ryan Campbell to postpone Case #FY16-33 to the August 25, 2016 Public Hearing. Dave Abramson seconded. VOTE: 3-0-0.

3. **Work Session:**

a) **Case #FY16-30**

Application by **William N. Rogers, II**, on behalf of **Jeffrey D. Mulliken** and **Elbert Ruff** for endorsement of a plan believed not to require approval (ANR) to create a 690+- sq. ft. parcel from Harry Kemp Way right-of-way and add said parcel to the adjacent property located at **34A Pearl Street**. (Assessor's Map 12-3, Parcel 77).

Ms. McPherson briefly reviewed the case. *There was a motion by Ryan Campbell to endorse the plan believed not to require approval (ANR) to create a 690+- sq. ft. parcel from Harry Kemp Way right-of-way and add said parcel to the adjacent property located at 34A Pearl Street. (Assessor's Map 12-3, Parcel 77) that was recommended by the Planning Board and approved at Town Meeting. Dave Abramson seconded. VOTE: 3-0-0.*

b) Pending Decision

Case #FY16-28

Application by **BPJC, LLC** requesting Site Plan Approval and a Special Permit pursuant to Article 4, Special Regulations and Section 4015 Site Plan Review by Special Permit, of the Zoning By-Laws to construct 13 residential units, a septic system and associated site development, including earth moving of greater than 750 cu. yds. at the property located at **350 Bradford Street**. Ms. McPherson said that the applicant has submitted revised plans, which she will review. The decision will be read at the next meeting on August 11th.

- c) Discussion regarding MA Zoning Reform bill – S. 2311, “An Act Promoting the Planning and Development of Sustainable Communities”. This topic will be discussed at a later meeting.
- d) Mapping for increased density overly zone for seasonal housing. This topic will be discussed at a later meeting.
- e) Discussion regarding the draft Inclusionary By-Law. This topic will be discussed at a later meeting.
- f) Update on 137 Bradford Street – There is no update on 137 Bradford Street.
- g) Minutes of April 23rd, August 27th and October 22, 2015, January 14th, January 26th, February 11th, March 24, April 28th, May 12th, June 9, June 23 and July 14, 2016 meetings: Postponed until the next meeting.
- h) Any other business that may properly come before the Board: None.

There was a motion by Dave Abramson to adjourn the Planning Board meeting at 6:45 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2016
John Golden, Chair