

PLANNING BOARD

Meeting Minutes

Thursday, June 20, 2019

Auditorium

6:00 P.M.

Members Present: Brandon Quesnell, Jason Potter, Paul Graves, and John Peters-Campbell.

Members Absent: David Abramson (excused), Shane Landry (excused), and Ross Zachs (excused).

Staff: Jeff Ribeiro (Town Planner) and Ellen C. Battaglini (Permit Coordinator).

Vice Chair Jason Potter called the Public Hearing to order at 6:01 P.M.

1. Article 3. Alteration of Layout of Route 6. To see if the Town will vote to accept the altered layout of a portion of Route 6 as a public way, as heretofore altered by the Select Board, to exclude from the layout of said way the parcel of land shown as “Lot 1 131,166± Sf. (3.01+ Ac.)” on a plan entitled “Route 6 Alteration and Division Plan”, dated October 1, 2018, prepared by Coastal Engineering Co., on file with the Town Clerk, and to transfer the care, custody, and control of the aforesaid discontinued parcel from the Select Board for public way purposes to the Select Board for general municipal purposes, including, without limitation, for Police Station purposes, and further, to authorize the Select Board to take said parcel by eminent domain for said purposes, and for the purpose of clearing the Town’s title thereto, if applicable; or to take any action relative thereto. Mr. Ribeiro reviewed the proposed alteration.

There was a motion by Jason Potter to approve the draft report and recommend warrant article 3 for the June 24, 2019 Special Town Meeting. Brandon Quesnell seconded. VOTE: 4-0-0.

2. Work Session:

a) PLN 19-48

Application by **Jeff Epstein** for endorsement of a plan believed not to require approval (ANR) to divide a lot into two parcels on the property located at **144 Bradford Street Extension (Map 6-1 Parcel 10)**. Jeff Epstein and Dany Soucy appeared and requested the endorsement. Mr. Ribeiro commented on the project.

There was a motion by Jason Potter to endorse the plan believed not to require approval (ANR) to divide a lot into two parcels on the property located at 144 Bradford Street Extension (Map 6-1 Parcel 10). Paul Graves seconded. VOTE: 4-0-0.

b) Decision:

PLN 19-43

Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Seventy-One Race Point Road, LLC**, requesting a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws for the development of two or more dwelling units

on the property located at **67 Race Point Road**. The requisite quorum was not present for the approval of the decision.

c) **Discussion of potential changes to the Inclusionary and Incentive Zoning By-Law.**
This issue was not discussed.

d) **Minutes of April 23, August 27 and October 22, 2015, January 14, March 24, April 28, June 9, 2016 and June 13, 2019.**

June 13, 2019: *There was a motion by Jason Potter to approve the minutes as written. Ross Zachs seconded. VOTE: 5-0-0.*

e) **Any other business that may properly come before the Board:** None.

There was a motion by Jason Potter to adjourn the Planning Board meeting at 6:09 P.M. Paul Graves seconded. VOTE: Unanimous.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2019
_____, Chair