

**PLANNING BOARD
MEETING MINUTES
April 28, 2020
7:00PM Remote Meeting**

Members Present: John Michalak, Scott Carlson, Otto Lies, Michael Krikonis, Nancy Kielinen, James Parker, Robert Ricker

Staff Present: Pam Harding, Director of Planning

P Harding read the Remote Meeting rules allowed under the Governors emergency order.

S Carlson called the meeting to order at 7:05PM

Public Hearing Site Plan/Special Permit – Extension of Time Village at Westminster Place

J Roelofs, outside counsel for the applicant provided an update. He stated that lighting in the street has been installed and is operational throughout the Phase 1 area. Concerns regarding iron content of irrigation water will be resolved within a week by the addition of a filter. He also stated that his client will have grading issues addressed (weather-permitting) by the end of May. They have a commitment on 5 of the single family houses and would like the board's approval to begin building.

S Carlson asked if there were any questions or comments.

N Kielinen asked where they would begin building. Jeff identified the areas on the site plans for the board.

R Ricker asked if there was any intention of building the duplexes at the same time as the single family homes. Jeff replied if the market supports it then they would want to proceed.

J Parker stated that he is a resident of the development and asked if the trailer had been moved. Jeff stated it has been.

Jeff Lowe, resident of the development stated that the machines had been on site as of 4/27/20 to begin the grading and he believes they are headed in the right direction.

P Harding said that they have been holding the permit because they have been unable to have a public gathering but at this time she feels it is fair under the current circumstances to allow the approval of a few permits for the applicant.

Motion by R Ricker to approve building permits or 6 structures, total of the same, at Westminster Place, to allow building commissioner and not handle the extension of time at this time. Seconded by O Lies. IT WAS APPROVED BY A VOTE OF 6-0-1, J PARKER ABSTAINED. Extension of time to be addressed at June 9th meeting approved by 6-0-1, J Parker abstained

PUBLIC HEARING SITE PLAN/SPECIAL PERMIT – 1665 Main St – 47 Units – Jefferson Mill

P Harding stated that the last public hearing for this project DPW issued a list of concerns. The applicant is just beginning to put together plan revisions and storm weather. P Harding suggests a continuance to June 9th meeting.

J Michalak motioned, O Lies seconded. IT WAS UNANIMOUSLY VOTED TO CONTINUE TO JUNE 9TH MEETING

APPROVAL NOT REQUIRED – R-2 ZONING DISTRICT – 280 QUINAPOXET STREET – WINGSPAN PROPERTIES CREATION OF 6 LOTS

P Harding explained that applicant is taking an existing lot at 280 Quiniapoxet St and creating 5 additional building lots. Each has the required area and frontage on an existing public way.

S Carlson asked if we have any idea how far back the houses would be built. P Harding said they do not have that information.

R Ricker moved to approve plan submitted by Wingspan Properties, seconded by O Lies. IT WAS UNANIMOUSLY VOTED 7-0 TO APPROVE

APPROVAL OF MINUTES FOR FEBRUARY 25, 2020

R Ricker stated he was not in attendance for that meeting.

THE FEBRUARY 25, 2020 MINUTES WERE APPROVED BY A VOTE OF 6-0-1, R Ricker abstained.

These minutes were approved at the meeting of July 21, 2020.