

**PLANNING BOARD
MEETING MINUTES
December 14, 2021**

7:00PM

Remote Meeting

Members Present: Otto Lies, Scott Carlson, Robert Ricker, Brynn Zawada, and James Parker

Not Present: Nancy Kielinen

Others present: Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; William Murray, Places Associates, Pine Tree Estates; Margaret Daly, 78 Tea Party Circle, Village at Westminster Place; John Pappas, 44 Tea Party Circle, Village at Westminster Place; Henry Rosenthal, 32 Tea Party Circle, Village at Westminster Place; Arthur Marin, 76 Tea Party Circle, Village at Westminster Place

S Carlson called the meeting to order at 7:02 pm.

PUBLIC HEARING – DEFINITIVE SUBDIVISION - PINE TREE ESTATES -Holden Pine Tree, LLC – PINE TREE ROAD/BAILEYROAD - Assessing Map 172 Parcel 14 and Map 173 Parcels 35 and 62 - 98 dwelling units

William Murray, Places Associates, requested a continuance.

Motion by R Ricker, seconded by J Parker to CONTINUE THE PUBLIC HEARING – DEFINITIVE SUBDIVISION - PINE TREE ESTATES TO FEBRUARY 8, 2022 WITH EXTENSION TO FILE WITH TOWN CLERK UNTIL FEBRUARY 15, 2022. APPROVED BY A VOTE 5-0-1 (N KIELINEN NOT PRESENT)

PUBLIC HEARING – AMENDMENT SPECIAL PERMIT CONTINUING CARE RETIREMENT COMMUNITY VILLAGE AT WESTMINSTER PLACE – NEWELL ROAD Assessing Map 223 Parcel 1 - Fafard Realty – 125 units

P Harding explained that J Parker as a resident of the development will be recusing himself. Since a super majority is needed to vote on this it will require a continuance. Applicant is requesting a continuance to January 11, 2022 meeting.

Motion by R Ricker, seconded by O Lies to CONTINUE THE PUBLIC HEARING – AMENDEMENT SPECIAL PERMIT CONTINUING CARE RETIREMENT COMMUNITY VILLAGE AT WESTMINSTER PLACE – NEWELL ROAD - Assessing Map 223 Parcel 1 TO THE JANUARY 11, 2021 MEETING WITH AN EXTENSION TO FILE WITH THE TOWN CLERK BY FEBRUARY 5, 2022. APPROVED BY A VOTE 4-0-2 (J PARKER ABSTAINED, N KIELINEN NOT PRESENT)

APPROVAL NOT REQUIRED – Quinapoxet Street – Jim Harrity

P Harding shared plans and explained that there is more than adequate area and frontage required.

Motion by R Ricker, seconded by J Parker TO ENDORSE THE ANR FOR QUINAPOXET STREET. APPROVED BY A VOTE 5-0-1 (N KIELINEN NOT PRESENT)

JEFFERSON MILL SITE PLAN/SPECIAL PERMIT 1665 MAIN STREET - CHANGE IN UNIT CONFIGURATION

P Harding explained that the applicant reviewed the plans and would like to redistribute the units. It would remain at 47 units total but interior would change so that Building 8 would now have 13 units. Since there is no major effect to the buildings or parking for this change, the Town feels the change is insignificant.

Motion by R Ricker, seconded by J Parker that THE CHANGE IN UNIT CONFIGURATION FOR JEFFERSON MILL SITE PLAN/SPECIAL PERMIT IS INSIGNIFICANT. APPROVED BY A VOTE 5-0-1 (N KIELINEN NOT PRESENT)

APPROVAL OF MINUTES – October 12, 2021

Motion by S Carlson, seconded by O Lies to APPROVE MINUTES FOR OCTOBER 12, 2021. APPROVED BY 4-0-2 (R RICKER NOT PRESENT)

OTHER BUSINESS/NEXT MEETING

- Meetings to continue remotely for January 2022
- Town Manager is considering a few applicants to fill the vacant Planning Board seat

Motion by S Carlson TO ADJOURN THE DECEMBER 14, 2021 MEETING AT 7:23 PM.