

PLANNING BOARD
MEETING MINUTES
January 8, 2019

7:00PM

Memorial Hall

Members Present: John Michalak, Rob Ricker, Scott Carlson, Otto Lies, Michael Krikonis, Jacquie Baum

Members Not Present: Jeff Head

Others Present: Timothy Quinn, Applicant Quinn's; Michael Burke, Engineer Quinn's; David Sadowsky, Engineer; Isabel McCauley, Rebecca Humphrey Pam Harding, Director of Planning

J. Michalak called the meeting to order at 7:10 PM

Election of Officers

Otto Lies nominated S. Carlson, S. Carlson stated he did not have the time to commit to be Chair. R. Ricker made a motion to nominate J. Michalak as Chair, S. Carlson seconded the motion all were in favor.

O. lies nominated S. Carlson as Vice-Chair, M. Krikonis seconded the motion all were in favor. O. Lies nominated R. Ricker as Secretary, M. Krikonis, seconded the motion, all were in favor.

UPDATE ON APPROVAL Required Revisions Quinn's Blue Plate 661 Main Street, Tim Quinn was present, he is the proponent of the Building and introduced his Engineer David Sadowsky. David Sadowsky reviewed the revisions the cul-tech system. J. Michalak asked about a cleanout location. S. Carlson asked why the electrical trenches were along the back of the property. I. McCauley stated there was an inconsistency with the details of the cul-tech. I. McCauley stated that she would like additional finish grades added to the plan and notes ensuring compliance with ADA. Also a trench detail for the 6" pipe should be added to the plans to provide for wrapping in stone. D. Sadowsky stated that they are proposing an internally lit sign and they are applying for a special permit from the Zoning Board of Appeals. M. Krikonis asked if it would be a flat roof. D. Sadowsky stated that he pitched it slightly to allow for the rain to drain off the site.

D. Sadowsky explained the curb cut will be extended to increase the distance between the abutters curb cut.

Village District, the Planning Board would like a fixed zoning district in lieu of an overlay and requested schematics of an example on what would be allowed.. O.Lies requested finding the Main Street Design Review Committee brochure and distribute to CMRPC and the Town.

MASTER PLAN UPDATE STEERING COMMITTEE – STATUS REPORT The Board was informed that CMRPC was working on creating 80% drafts of all the Chapters, the Update Committee will be meeting on January 30, 2019 to review and discuss the drafts.

TORREY LANE EXTENSION SUBDIVISION – RELEASE OF COVENANT Torrey Lane documents were not received the item was continued to the next meeting.

CMRPC DLTA – FUNDING-The Board requested P. Harding contact CMRPC to determine if a second phase of the village district bylaw could be granted to bring the project into the next fiscal year and conduct more community outreach.