

**PLANNING BOARD
MEETING MINUTES
September 8, 2020**

7:00PM

Remote Meeting

Members Present: Scott Carlson, Otto Lies, Mike Krikonis, James Parker, Robert Ricker and Nancy Kielinen

Not Present: John Michalack

Others present: Pam Harding, Director of Planning

S Carlson called the meeting to order at 7:03 PM Gov. Baker's order for remote meetings was read for the public.

PUBLIC HEARING SITE PLAN/SPECIAL PERMIT – Jefferson Mill 1165 MAIN STREET - 47 dwelling units - Jefferson Lofts, LLC

P Harding explained that the applicant requested a continuance to the Nov. 10, 2020

Motion by R Ricker, seconded by M Krikonis, TO CONTINUE PUBLIC HEARING SITE PLAN/SPECIAL PERMIT JEFFERSON MILL TO NOVEMBER 10, 2020 MEETING. APPROVED BY A VOTE 6-0-1

RECOMMENDATION - ZONING BOARD OF APPEALS 421 Quinapoxet Street – R-2 Zoning District - Monica Whitehouse Variance area and lot width

P Harding explained that applicant is annexing a portion of her property to neighboring lot 413. Application makes lot more non-conforming (already a non-confirming lot). P Harding shared the plan.

Motion by M Krikonis, seconded by R Ricker, to MAKE A RECOMMENDATION TO THE ZBA NOT ENDORSING THIS CHANGE AT 421 QUINAPOXET ST DUE TO THE NON-CONFORMING LOT. APPROVED BY A VOTE 6-0-1

UPDATE - STORMWATER MANAGEMENT RULES AND REGULATIONS AND SUBDIVISION CONTROL REGULATIONS

P Harding explained that at May 2020 Town meeting a revised storm water bylaw was adopted and the DPW is working with a consultant to aid with that. They are going to work on drafts to adopt these regulations, these will probably be mirrored in the subdivision control regulations to allow for one set of standards.

**APPROVAL OF MINUTES
June 23, 2020, and July 21, 2020**

Motion by R Ricker, seconded by O Lies, TO APPROVE THE JUNE 23, 2020 MINUTES. APPROVED BY A VOTE 6-0-1

Motion by M Krikonis, seconded by R Ricker, TO APPROVE THE JULY 21, 2020 MINUTES. APPROVED BY A VOTE 5-0-2 (N Kielinen abstains, not in attendance)

OTHER BUSINESS-

O Lies asked for more information on where Holden stands with Affordable Housing.

P Harding said the % has gone down due to new construction. No new Affordable Housing units have been added. Will get exact information for the Board.

Motion by R Ricker, seconded by M Krikonis TO ADJOURN THE SEPTEMBER 8, 2020 PLANNING BOARD MEETING AT 7:33 PM. APPROVED BY A VOTE 6-0-1.