

Town of Franklin



Planning Board

**November 16, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

7:00 PM Commencement/General Business

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Election of Officers

Motion to Elect Anthony Padula for Chair by Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect Joseph Halligan for Vice Chair by Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect William David for Clerk by Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

B. 2021 Meeting Dates

Motion to Accept 2021 Planning Board Meeting Dates. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR Signing Authority

Motion to Approve 81-P Signing Authority. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Phase Plan: 160 Grove St – Marijuana Cultivation

Mr. Jim Stukel of Stukel Group addressed the Planning Board. He stated the original submission in November 2018 indicated all infrastructure for the site would be put in for Phase 1. The only item not going to be done for Phase 1 will be the paving in the back parking lot on the east side; it will be done in Phase 2. The infrastructure, stormwater basin, and drainage will be installed in Phase 1. In response to Chair Padula's questions, Mr. Stukel stated that the sidewalks and curbing will be put in place except the for the back parking lot sidewalk. Mr. Rondeau asked if some of the landscaping can be done in the front of the building as it is listed in Phase 2. He questioned the number of grow warehouses in the second phase. Mr. Stukel stated the landscaping and signage will be put in place. He stated that in Phase 1 there will be three or four grow houses; the number of grow houses will increase as the income comes into the facility. He believes

there will be a total of nine. Discussion commenced on the total number of grow houses. Chair Padula asked to have that number clarified before this is endorsed; as well, he requested the landscaping plan be included. Mr. Stukel reviewed the emergency vehicle access which will have a binder course. Ms. Love confirmed the applicant's plans were submitted on October 16, 2020. Mr. Stukel stated he has additional plans which he will submit. Mr. Halligan confirmed the hydrants in the back of the building will be installed. Mr. Stukel explained changes to the plans. Mr. Halligan stated that he is okay with the concept but would like to see a clear print before signing off.

E. Partial Form H: Fairfield at Dean Ave – Apartments

Mr. Halligan recused himself.

Ms. Love stated the applicant submitted a Partial Form H for the occupancy of Building 6 and Garages 9-10. BETA performed a site visit and provided an observation report. She stated that Building 6 does not look like it is ready for occupancy. Chair Padula stated concern about items that were still to be completed including stair railings, retaining wall walkway, dumpster enclosures, guardrails, and final plantings.

Mr. Brian McCarthy of RJ O'Connell Associates addressed the Planning Board. He reviewed items that have been completed including the stair railings. He said the only dumpster enclosure remaining is at Building 6; the railing along the retaining wall at Building 6 are ready to go in within the next few days. He reviewed the plantings at the sound wall that were discussed at the last meeting. He said the landscape contractor determined planting that would not create an impact for the underground infrastructure. They will install three spruce trees and some lower junipers to screen the rip rap on the ground. At the sound wall, they will put in some Colorado blue spruce trees at 10 ft. to 12 ft. high. He noted they will put a growing vine on the wall for screening. Chair Padula stated that there is a concern about the underground pipes. He confirmed that the roots for the proposed plantings stay at the top of the ground and therefore would not disturb the pipes. Ms. Williams stated she thinks this is a great solution and visual improvement. Mr. Crowley stated that the applicant explained the outstanding items well.

Mr. McCarthy discussed a concern about the driveway that runs between Building 5 and Building 6. He proposed installing a row of landscape boulders of about 3 ft. diameter spaced about 8 ft. on center instead of the guardrail. He stated this was discussed with the Town Engineer who did not see it as an issue but stated it should be brought to the Planning Board. Mr. David questioned if the 8 ft. spacing was too far apart. Mr. McCarthy said the boulders would be complementary visually and they could space them closer than 8 ft. Mr. David confirmed he would like the boulders spaced closer. Discussion commenced about the slope in the area and why boulders were proposed rather than some type of rip rap.

Motion to Approve the Partial Form H: Fairfield at Dean Ave – Apartments, with the stipulation that there be no Certificate of Occupancy until the railings are in between Building 3 and Building 6. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Mr. Halligan re-entered the meeting.

F. 81-P ANR: 140 Beech Street

Mr. Scott Ambler, attorney for the applicant, and Mr. Mike Savard, applicant, addressed the Planning Board.

Chair Padula discussed the required frontage, expressed concern that Joseph Circle is a private way, and discussed the existing egress. Mr. Ambler reviewed the frontage and egress; he stated he believed the lot only needed the 200 ft. frontage which it has on Beech Street. The bylaws stated they do not need 200 ft. on the sides of a corner lot. Chair Padula reviewed the bylaw frontage requirements. He stated he would like Town Attorney Mark Cerel to review this item. Ms. Love stated that she consulted Town Attorney Cerel regarding the second lot having the frontage on Joseph Circle which is a private way; Mr. Cerel said it is acceptable for

frontage. She noted the lot only needs frontage on one street, not both streets. Planning Board members asked questions. Mr. Savard reviewed the utilities on Joseph Circle. He said it is underground power, and it will be bonded. Chair Padula noted that the applicant will have to go before the Town Council to get an easement to tap into the sewer. He stated that since Ms. Love checked with Mr. Cerel who said it was fine, then he is all set with this. Ms. Love stated the circle should be added prior to signature. Mr. Ambler said he can have that corrected tomorrow and sent over.

Motion to Approve the 81-P ANR: 140 Beech Street. David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Initial
Zoning Bylaw Amendment 20-861
 On or Near Oak Street
Documents presented to the Planning Board are on file.

Mr. Bryan Taberner, Director of Planning and Community Development, addressed the Planning Board. He explained that the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district, in most cases based on the current land use. He reviewed the proposed Zoning Map Amendment that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code). He discussed Zoning Bylaw Amendment 20-861: Zoning Map Changes from Rural Residential II and Single Family Residential III, to Rural Residential II or Single Family Residential III an area on or near Oak Street. He noted that provided in the Planning Board's meeting packet are the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes.

Motion to Recommend to the Town Council Zoning Bylaw Amendment 20-861 On or Near Oak Street. Power. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Initial
Zoning Bylaw Amendment 20-862
 On or Near Longhill Road and Pleasant Street
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Bryan Taberner, Director of Planning and Community Development, addressed the Planning Board. He stated that this proposed zoning bylaw amendment was a little more complicated than the previous agenda item. He reviewed this proposed Zoning Map Amendment that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code). He discussed Zoning Bylaw Amendment 20-862: Zoning Map Changes from Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV an area on or near Longhill Road and Pleasant Street. He noted that provided in the Planning Board's meeting packet are the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes. He noted no objections have been raised from any of the property owners. Chair Padula asked questions.

Motion to Recommend to the Town Council Zoning Bylaw Amendment 20-862 On or Near Longhill Road and Pleasant Street. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Initial

52 East Central Street
Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula recused himself.

Vice Chair Halligan enacted Associate Planning Board Member Jennifer Williams as the alternate to vote as this is a Special Permit.

Mr. Halim Choubah of Choubah Engineering Group, representing the applicant, addressed the Planning Board to convert 600 sq. ft. existing retail space, that is an existing gasoline filling station that has an existing convenience store on site, to accommodate a coffee shop with drive-thru. He stated they are proposing to add a drive-thru window to the existing building on site which is allowed by Special Permit by the Planning Board. The drive-thru window includes adding a drive-thru lane and re-structured parking spaces. He discussed the proposed curb cuts and circulation. He noted they have proposed landscape improvements.

Ms. Love noted that letters from Town Engineer Michael Maglio, Fire Department, and Building Commissioner have been submitted and are included in the Planning Board's meeting packet. She stated that BETA is currently reviewing the project. She recommended color renderings for the project be submitted. She noted that a bypass lane is recommended by both the Town Engineer and the Building Commissioner.

Mr. Choubah stated he has not had an opportunity to read the comments from the Town Engineer or Building Commissioner. Vice Chair Halligan stated that the applicant was applying for a Site Plan Modification. He asked if a Site Plan was ever done for this site as one is needed in order to be modified. Mr. Choubah asked Ms. Love if there was an existing Site Plan. Ms. Love stated that she did not think so. Vice Chair Halligan stated that before a Site Plan can be modified, there has to be an existing Site Plan. He asked if the applicant was aware that they needed to have a drive-thru bypass lane. Mr. Choubah discussed a bypass lane; he said it was not possible unless the building was moved. Vice Chair Halligan reviewed some concerns including the Town Engineer's comments regarding drainage and stormwater. He suggested the applicant review the amount of queuing available so cars would not be backed onto Summer Street. Planning Board members asked questions and noted concerns about safety, traffic flow, the length of the queuing lane, and the queuing bypass lane. Vice Chair Halligan suggested the applicant address said concerns. Mr. Choubah stated he would discuss this with his client.

Motion to Continue the public hearing for 52 East Central Street, Special Permit & Site Plan Modification, to December 21, 2020, at 7:05 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula re-entered the meeting.

7:20 PM **PUBLIC HEARING** – Initial
515 West Central Street
Site Plan
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Ms. Love reviewed that the site is located in the Commercial II Zoning District. The applicant is proposing to construct a two-story 5,250 sq. ft. daycare facility to include parking spaces, drainage, and landscaping. Letters have been received by Fire and DPW. The applicant has applied with the Conservation Commission. She reviewed her comments as outlined in her memorandum to the Planning Board dated November 11,

2020, which included: 1. Dumpster is located next to the abutting residential property. DPCD recommends dumpster is moved to the other side of the property, away from residential units. 2. Fire Department has requested a 20 ft. access drive around the building. 3. Applicant has provided 33 parking spaces, with 10 spaces for visitors or child drop off. How many students will occupy the building? 4. How is the snow going to be stored where indicated on the plans? It appears the only access to the snow storage is through the Wendy's parking area. 5. Applicant is required to apply with the Design Review Commission. 6. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues. She stated that DPCD recommends continuing the public hearing until all outstanding issues are addressed.

Chair Padula read aloud the comment letter from Town Engineer Michael Maglio to the Planning Board dated November 12, 2020, and the comment letter from the Fire Department to the Planning Board dated October 29, 2020; both letters are provided in the Planning Board's meeting packet.

Mr. Edward Cannon, attorney on behalf of the applicant, Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., and architect Ms. Cheryl Schweiker addressed the Planning Board. Ms. Cavaliere reviewed the plans for the proposed two-story daycare and discussed the exiting conditions including the wetlands. She stated that Goddard Consulting is working with WSI on the ANRAD through the Conservation Commission. She stated they have already gone through Tech Review. She stated the two-story building will be 34 ft. high; a color rendering and elevation plan will be provided under the next submittal. They are proposing 32 parking spaces which include two handicap spaces. She stated a paved drive will go around the facility to allow for emergency access and trash removal. She reviewed the dumpster location and planned pick up schedule. She stated they are in the process of reviewing an alternate traffic pattern. She noted there are access easements from the Wendy's property. She reviewed the proposed playground. She noted there would be up to 22 teachers on site at one time. The proposed hours of operation are 6:30 AM to 6:30 PM. She reviewed the stormwater and drainage when the site was originally developed in 2011. She stated a drainage analysis has been provided; they will address BETA's questions in the next submittal.

Planning Board members asked questions about how many children will be at the school, the layout, circulation, and safety concerns of the parking lot, drop off procedures, staffing numbers, gravel removal off site, retaining walls of 18 ft., safety concerns regarding the removal of the cul de sac, the address of 515 West Central Street, snow storage, and widening the 18 ft. road to 20 ft.

Ms. Cavaliere stated a traffic flow pattern can be provided for drop off and pick up. Ms. Schweiker stated the facility would be licensed for a maximum of 143 children; they do not expect them all to be there at the same time. Ms. Cavaliere stated an earth removal permit will be filed, if needed. She stated the retaining wall will be designed by others, and information will be provided in the next submittal. Mr. Cannon stated the address is dictated to them; he will review the address and provide information to the Planning Board at a future meeting. Ms. Cavaliere reviewed the existing conditions. Chair Padula reviewed the history of the site and the need for the cul de sac, he noted concern about the dumpster abutting residential property with a suggestion for a new location, and he discussed concern about parking spaces and backup area. Ms. Cavaliere stated updated stormwater information would be provided in future submittals. Mr. Cannon confirmed this is a single-owner lot as part of a trust. Mr. Halligan asked if this lot would have to comply with its own impervious coverage area. He is not in favor of removing the cul de sac.

Mr. Crowley reviewed items of concern from his Site Plan Modification Peer Review letter to the Planning Board dated November 12, 2020, which is included in the Planning Board's meeting packet. Chair Padula told the applicant there would be no HDPE pipe and reinforced concrete is required and should be marked as such. He discussed the playground area and where the cars enter and asked if there would be bollards; 6 ft. PVC fence would not be enough to protect the children from a car if needed.

Motion to Continue the public hearing for 515 West Central Street, Site Plan, to December 21, 2020. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:25 PM **PUBLIC HEARING** – *To Be Continued*
Maple Hill
Definitive Subdivision
Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for Maple Hill, Definitive Subdivision, to December 7, 2020.
David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Planning Board Comments

Ms. Love stated the solar field on Spring Street that was approved by the Planning Board has been under construction. They have invited the Planning Board to do a site walk. Mr. Crowley provided an update as to where the applicant is in the construction. He stated the applicant has made progress and expects to move the heavy equipment off the site in the next two to three weeks. The solar arrays remain to be installed. The contractor from NEXAMP requested the Planning Board look at the site so if they determine anything else that needs to be done, it can be taken care of before the heavy equipment is moved off site. He confirmed there have been no onsite changes. He noted there were many boulders; the contractor wants to know if they can keep the boulders on site or if they need to remove them off site.

Chair Padula noted that the Planning Board approved a set of lights for the Amego School at the intersection of Washington Street and King Street. He stated that tractor trailers block the intersection when trying to take a left onto King Street as they use both lanes to turn. The tractor trailers run over and scrap the skirt of the island. The design is not made for long tractor trailers; it is not big enough or wide enough. He questioned if the island be taken out and stated that the intersection is not correct. Ms. Love stated she would relay this to Mr. Maglio.

7:20 PM **PUBLIC HEARING** – *Continued*
70, 72 & 94 East Central St – Multi-Family
Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

Chair Padula recused himself.

Mr. Richard Cornetta, attorney representing the applicant, and Mr. Brad Chaffee, owner/applicant, addressed the Planning Board. Mr. Cornetta stated all peer review comments have been addressed. At the last public hearing, revised plans for the middle building at 88 East Central Street were provided. The Planning Board noted concern about the historical nature of the building and did not want to close the public hearing until it went before Design Review Commission and the Historical Commission to make sure they approved the new elevation plans for the middle building. He stated that last Tuesday the Design Review Commission approved the latest renderings for 88 East Central Street. Mr. Cornetta read aloud an email sent to Mr. Chaffee from the Historical Commission; the Commission stated they had no objections to the latest design. He requested the Planning Board close the public hearing tonight.

Ms. Love noted the two waivers as listed on her memorandum to the Planning Board dated November 12, 2020. She reviewed her two suggested Special Conditions as outlined in her memo: 1. Hold the occupancy for the last two units until the addition on the house is weather tight. 2. This Special Permit is personal to this applicant, or an entity owned by the applicant, and shall NOT run with land; any proposed change in the project, including a change of ownership, shall require submittal to and approval by Franklin Planning Board. She stated the above wording was written by Town Attorney Cerel and recommended as a condition to withhold the last two occupancy permits.

Vice Chair Halligan stated that he spoke with Mr. Cerel a few weeks ago. He thought the Planning Board was going to receive a letter from the applicant stating that the applicant is going to hold the two units. The signed document would be needed to go along with the application. Ms. Love stated Attorney Cerel said that the applicant needed to go on record stating he agreed to this; at the last meeting the Planning Board asked the applicant, and the applicant went on record that he was agreeable. Mr. Rondeau asked questions including whether the building is historical. Mr. Chaffee stated the building is historical. Discussion commenced about the historical nature of the building, if it was historical, and the altering of a historical building. Mr. Rondeau stated he may need more time to consider this.

Mr. Bryan Taberner, Director of Planning and Community Development, clarified that the Historical Commission will review the partial demolition that will be needed at the property. He noted the Historical Commission can only put in a demolition delay; they cannot actually stop a demolition. He reviewed the Historical Commission's letter. He stated the reason a property goes before the Commission has to do with the year the building was built. He stated it is good to preserve existing structures; however, the applicant did not need to go before the Historical Commission. Mr. Rondeau stated that Mr. Taberner is stating that the white building is not historical; however, at the beginning of this process it was stated that the building was historical. Mr. Taberner stated it is historical, but it does not matter as far as the Planning Board is concerned. Whether the Planning Board would like the building to come down or not should have no bearing on what the Planning Board's decision should be. The Planning Board is making a ruling on the project presented before them.

Mr. Rondeau stated he was for the white building coming down. A lot of the Planning Board's decisions were based on the white house; he noted this is a Special Permit. He stated that the Planning Board was told the building was historical. He said the Planning Board has made a lot of concessions for this; then, on the eleventh hour, the Planning Board gets a letter that it is not historical. He stated that he thought the Planning Board was going to get a letter from the applicant regarding the two units. The Planning Board wants what is best for the Town. Mr. Power said he is okay where they are at with the project; the applicant has done everything the Planning Board has asked. Vice Chair Halligan stated some of the Planning Board members have been concerned about this since the beginning of the project. He asked what year a house is built that it is considered historical. Mr. Taberner said somewhere in the 1930s. Discussion commenced about historic significance.

Vice Chair Halligan requested that Mr. Chaffee obtain a letter from the National Historical Society indicating this is a historic home with historical significance and should not be torn down. Mr. Chaffee said he could obtain it. Mr. Chaffee discussed information from the Massachusetts Historical Commission that this property is registered as historical from an architectural standpoint. Mr. David expressed concern that Mr. Chaffee is just sharing this information from the Massachusetts Historical Commission at this time; however, the Franklin Historical Commission stated that they have no jurisdiction over this house. Mr. David noted that the Planning Board asked for this information many meetings ago. Vice Chair Halligan asked Mr. Chaffee how long it would take to file for a demolition permit for the house to either get a denial or approval; this would provide the information the Planning Board needs. Mr. Chaffee said it was probably not an easy process. Mr. Cornetta said he does not think this would have to go before the state for the demolition; it would be a local process. Vice Chair Halligan said the Franklin Historical Commission indicated they have no jurisdiction. Mr. Cornetta reviewed what he thinks the Franklin Historical Commission was trying to say in their submitted letter. Vice Chair Halligan stated the way the letter was written confused the Planning Board. Mr. Cornetta asked what would satisfy the concerns of the Planning Board. Vice Chair Halligan reiterated that this issue was brought up many meetings ago; the applicant could have ironed this out previously. He suggested the public hearing should be continued, and the applicant should do further homework on this issue. Mr. Taberner stated that the Planning Board is thinking that demolition of the building would make a better project; however, Mr. Chaffee decided to go with saving the building. He reviewed the filing with the state as historical. He stated that it does not mean that the building cannot be demolished; it is a statement that the Town would like the building preserved. He stated he does not know if

the project before the Planning Board is going to get any better than it is. Vice Chair Halligan stated that he agreed with what Mr. Taberner said; however, this is a Special Permit as there is a bigger building going in behind it which is a four-story multi-family apartment complex.

Ms. Liz Ranieri of Kuth Ranieri Architects noted that at their presentation on June 29, 2020, the historic nature of this building was discussed. This is about preserving Franklin's history. She noted concern about using the phrase eleventh hour. Vice Chair Halligan noted that the letter from the Franklin Historical Commission was just presented to the Planning Board. As this proposed project has been worked on for about nine months, this is the eleventh hour that this information was presented.

Mr. David noted that Mr. Taberner stated that the yellow house in the back is going to be taken down. He asked if that building was historical. Mr. Taberner said it was not listed with the state. Both buildings would need a demolition permit with the local Historical Commission; the state does not have any say in the demolition permit. Vice Chair Halligan asked Mr. Taberner if it were possible to get a demolition permit for the white building. Discussion commenced regarding the historical nature of the building. Mr. Taberner explained the process to obtain a demolition permit and the meaning of a demolition delay. He confirmed that with the project as is, the applicant would need to obtain a demolition permit for the entire back building and the portion of the white building requiring demolition. Vice Chair Halligan stated he was trying to determine the proper way to conclude the meeting as there are some Planning Board members who are uncomfortable; he stated that Mr. Rondeau and Mr. David are not prepared to vote. He stated that Mr. David's concern is that there is a possibility that the house could be torn down. The letter that was requested from the applicant that would address this was never provided. Ms. Love stated that the project as it is now is the project that is before the Planning Board. Vice Chair Halligan reiterated that this is a Special Permit for a multi-family four-story structure behind this historic home. Ms. Love noted that the Special Permit criteria is what must be voted on by the Planning Board. Vice Chair Halligan stated he would like a few more weeks for the members who are uncomfortable before he closes the public hearing and takes a vote.

Mr. Cornetta stated that the Planning Board should provide the applicant with a clear path and direction as to what the Planning Board would like. He reviewed the previous concerns of the Planning Board. He stated that as far as the historical building and whether it should or should not come down, they believe it provides a benefit to the project, not a detriment. Vice Chair Halligan reiterated that he believes this meeting should be continued to allow the members to consider the information provided.

Motion to Continue the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification. David. Second: Power. Discussion: Mr. Rondeau asked for a more defined letter from the Historical Commission and a letter from the applicant stating that two units will be held prior to closing the public hearing. Mr. Chaffee agreed to obtain a new letter from the Historical Commission and to provide a letter regarding holding the two units. Mr. Cornetta reviewed the language pertaining to a weather-tight building. ***Motion to Continue the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification, to December 7, 2020, at 7:10 PM. Power. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).***

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No). Meeting adjourned at 10:13 PM.

Respectfully submitted,

Judith Lizardi, Recording Secretary

******Accepted at the Planning Board Meeting on December 21, 2020***