

A regular meeting of the Planning Board was held on Wednesday June 22, 2016 in the Selectmen's Meeting Room at Town Hall. Co-Chairman Faria called the meeting to order at 7:05 PM and adjourned at 10:15 PM Present: Co-Chairmen John Faria and Alan K. Dresios, Vice Chairman Heather Sievers, Clerk Charles B. Wills and Michael Sheehan. Also present: Attorney's Jay and Jason Kimball and Michael Walsh

1. 7 PM PUBLIC HEARING DEFINITIVE SUBDIVISION PLAN

Venuti Way, Joseph Pedoto Trustee, The Little Joe Realty Trust, Attorneys Jay and Jason Kimball. The public hearing was called to order by Co-Chairman Faria at 7:05pm. He identified the members of the board to the audience. Clerk Charles Wills read the legal ad. Attorney Jason Kimball submitted a written request to continue the public hearing without further discussion to the July meeting and if not on that date the next regular meeting. Nick Burges Salem Street asked about privacy and the number of houses. Julie Davie 4 Witham Rd said her security cameras showed surveyors on her property. Dresios started to state the problems he sees with the plan. Due to the length, it was decided he would will e-mail Jason Kimball his list. *Motion by Dresios seconded by Sheehan the board unanimously voted to grant the applicant's written request to continue the public hearing to the July 27, 2016 meeting.*

2. REORGANIZATION No action was taken

3. BOARD OF APPEALS CASE RECOMMENDATIONS

Case # 16-23 751 Lowell Street, Petitioner: DUC Residential, LLC Owner: Norma F. Kochilaris Requests a special permit/finding on a nonconforming lot to raze existing nonconforming dwelling and construct a new nonconforming dwelling. John Faria stated he was recusing himself. He had been involved in a legal case. He then left the room. *Motion by Sievers, seconded by Wills the board unanimously voted no objection to the plan.*

Faria returned to the meeting.

4. APPROVAL NOT REQUIRED PLAN, SUBMISSION

633 Broadway (Map 47 Parcel 2138) and Green Street (Map 48 Parcel 1576), Kenneth Hecht. The plan does not show frontage point to point. Hecht withdrew the submission and will submit a new plan.

5. GODDING LANE, JAMES AND KATHLEEN GODDING

Motion by Faria, seconded by Sheehan the board unanimously voted to grant the applicant's written request for one year extension to complete the subdivision to June 30, 2017.

6. SUBDIVISIONS

Georgie's Way, Julie Tsakirgis – Requesting rescission of approved definitive subdivision plan. No action was taken

Ramsdell Way, Michael Touchette – Randeale distributed copies of Paul Marchionda' letter dated June 20, 2016 to the members.

Violet Circle, Marco Tammaro –No discussion

Tappan Way, Drainage and easement changes – No discussion

7. FENCES AND/OR SHRUBBERY INTERSECTION REGULATIONS

The members discussed dimensional requirements and affects. Sheehan reported on his review of other town bylaws/zoning bylaws. Who will put into operation the bylaw, collect fines, etc? In regard to the triangle area, are lines extended to make the triangle. How best to handle town land. Sheehan said Wakefield has no triangle fence regulation, suggested reviewing Wakefield's.

8. ADULT ENTERTAINMENT DISTRICT – Michael Walsh came before the board to discuss his concern that the current bylaw seems not to prohibit liquor, but the definition is from the state statute. Walsh's talk included but was not limited to: paid security, sale of liquor increases the crime rate, require a special permit, and age 21; Age 21 might be outside the scope of zoning; Application - add provision, health, safety and welfare, adult use and liquor, reference MGL with date, regular reporting and violation mechanism.

9. Zoning Map – No Discussion

10. Zoning Bylaws – No Discussion

11. Rules and Regulations – No Discussion

12. Master Plan Subcommittee Chair Heather Sievers, Vice Chair Michael Sheehan, Alan Dresios. Sievers said, through the summer she will talk with department heads about what they are working on and what they expect to see in five years. The subcommittee's next meeting is July 11, 2016.

13. Minutes No minutes

14. Propose Agenda Items for Next Meeting No discussion

15. Scenic Roads Application and Material Review In discussion with Town Counsel Thomas Mullen.

Respectfully submitted,

Kathy L. Randle, Planning and Land Use Assistant

APPROVED: October 26, 2016