

## **Minutes of the Planning Board Meeting of February 23, 2021**

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on February 23, 2021 and held a virtual online public meeting via <https://zoom.us>

Chair Ferguson began by explaining the conduct of the meeting, the items on the agenda, and the methods for public comment. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:02 p.m., Chair Ferguson asked for a roll call of the Planning Board. Members present were Mr. Sayegh, Mr. Bosdet, Mr. Flint, Ms. Miller, Ms. McEneaney and Ms. Ferguson. Ms. Orvedal was absent.

Town Planner Elizabeth Hughes was present.

### **Public Hearing, Definitive Subdivision Plan #247, 48Y Fitchburg Turnpike**

Without discussion, Mr. Flint moved that the Board continue the public hearing to March 23, 2021 at 7:30 p.m. and accept the grant of a time extension to March 26, 2021. Mr. Sayegh seconded. All voted in favor. The roll call vote was Mr. Bosdet, yes; Ms. Miller, yes; Mr. Sayegh, yes; Ms. McEneaney, yes; Mr. Flint, yes; and Ms. Ferguson, yes.

### **Discuss input for NMI/Starmet Reuse Planning Committee Draft Report**

Chair Ferguson acknowledged that the Board was in receipt of an email dated 1/4/21 from Nancy James in opposition to the Town's acquisition of the property at 2229 Main Street.

The NMI/Starmet Reuse Planning Committee requested that various boards and committees review the Draft Report and provide comments by March 5. The Board had a lengthy discussion regarding the draft report and what level of input and comments they should provide. The Board directed the Town Planner to prepare a memorandum based on their consensus in order to provide their supportive feedback to the Committee for review and signature by the Chair.

### **Rename portion of Keuka Road**

The Board reviewed the memorandum dated 2/18/21 prepared by the Town Planner. As explained in the memo, a developer is currently improving a portion of Keuka Road for the construction of four new dwellings. The Building Commissioner issued addresses for the new houses without knowing there is an existing house at the opposite end addressed as 18 Keuka Rd. The roadway is not being improved all the way through from one end to the other.

After discussion, Mr. Flint moved that Board allow a portion of the Keuka Road [as described in the memo] in the Hosmer Meadow subdivision to be renamed McCallar Lane. Ms. McEneaney seconded. All voted in favor. The roll call vote was Ms. Miller, yes; Mr. Sayegh, yes; Mr. Bosdet, yes; Ms. McEneaney, yes; Mr. Flint, yes; and Ms. Ferguson, yes.

## **2021 Draft ATM Zoning Bylaw Amendments**

The Board continued to work on draft 2021 Annual Town Meeting warrant articles for amendments to the Floodplain Conservancy District, Earth Removal Bylaw, allowing two-family dwellings in Residence C Zoning District by special permit, and the Tree Preservation Bylaw. In response to two suggested bylaw amendments from others, the Board determined that questions needed answers before the Board would move forward with warrant articles to allow seasonal outdoor seating for restaurants without requiring additional parking.

The Board was in receipt of letter dated 2/16/21 from Kevin Hurley, of Hurley Associates, regarding Section 4.2.2.1 of the Zoning Bylaw. The letter suggests that the Board should consider adding the word “garages,” between the words “excluding basements” so that a garage would not be included in the allowed one fifth expansion when converting a structure built before 1928 into not more than two dwelling units under Zoning Bylaw Section 4.2.2.1.

## **Minutes**

The draft minutes for the February 9 meeting will be reviewed at the next meeting.

## **Planning Board Liaison/Town Planner Updates**

None given.

## **General Public Comment**

None given.

The meeting adjourned at 9:20 p.m.

Documents presented which are on file in the Planning Division Office at 141 Keyes Road, Concord, MA:

- Town Planner’s Memorandum dated 2/22/21 on agenda items
- Town Planner’s Memorandum dated 2/18/21 Renaming a Portion of Keuka Road
- James email dated 1/4/21 2229 Main Street
- Hurley letter dated 2/16/21 ZBL Section 4.2.2.1
- 2021 ATM Zoning Bylaw Amendment articles

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 3/9/21