

Minutes of the Planning Board Meeting of May 18, 2020

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 9:00 a.m. on May 18, 2020 and held a virtual online public meeting.

With a quorum of members present at 9:03 a.m., Mr. Johnson opened the meeting and said the meeting was being recorded.

Mr. Johnson then asked for a roll-call of the Planning Board members. In addition to Mr. Johnson, Mr. Bosdet, Ms. McEneaney, Ms. Ferguson, and Mr. Flint were present.

Town Planner Elizabeth Hughes was present as a panelist.

Approval Not Required Plan #20-7 1C & 10C Tracy Street, Parcels 3217 & 3218

Town Planner Hughes presented the plan. A plan was submitted for two properties located on Tracy Street, approximately 100 feet of the intersection of Tracy Street and Powder Mill Road. The properties are located in the Residence A Zoning District, which requires 40,000 sf. of area, 150 feet of frontage. The properties are under one ownership and the owners, Steven and Jamie Keating, have received a special permit to allow the construction of a second floor addition. As a condition of approval, the property owners are required to legally combine the two lots into a single lot with 7,500 s.f. of area and 75 feet of frontage thereby reducing the nonconforming nature.

Mr. Flint moved that the Planning Board authorize the Chair, Clerk, or Town Planner to endorse the plan for Steven and Jamie Keating at 1C & 10 Tracy Street, Parcels 3217 and 3218, prepared by R. Wilson & Associates, dated December 18, 2019, as Approval Under Subdivision Control Law Not Required because the plan is not a “subdivision” because it shows the combination of two lots and does not show a division of land. Ms. Ferguson seconded and all voted in favor. The roll call vote was Mr. Bosdet, yes; Mr. Flint, yes; Ms. McEneaney, yes; Ms. Ferguson, yes; Mr. Johnson, yes.

The meeting adjourned at 9:08 a.m.

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

- Town Planner’s May 18th agenda memorandum
- ANR Plan #20-7 and Form A application

Respectfully submitted,

Burton Flint, Clerk

Minutes approved on: 5/26/20