



MEETING MINUTES
Monday, June 5, 2023

CHAIR: Kim Ames
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Mark Johnson
MEMBERS ABSENT: Homaira Naseem, Richard Baker, Associate Member
OTHER ATTENDEES: Dave McCay, Town Counsel
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:34 p.m.

8 Gulf Street - Ms. Ames read the public hearing notice for the Special Permit and Site Plan. Attorney Matt Watsky and John Grenier, Engineer for the project were present. They described the project which is 18 units and 2 affordable units. This is a new application and the applicant is CJ & J Consulting, Ltd. The original application filed under Boylston CP, LLC for 20 units and 2 affordable units was denied and appealed by the applicant. It is still in litigation. Attorney Watsky stated that they have the right to submit a new application under Chapter 40A under a new applicant. Town Counsel, Dave McCay stated that they do not have the right because it is a duplicate application. Attorney Watsky also stated he requested the Board to take into consideration of finding and noted a letter he sent to that effect. Mr. Grenier started to present the new plan and Mr. Johnson expressed his concern that the Board does not have the jurisdiction to issue a decision since there is a pending case in court. After brief discussion, the Board agreed the presentation should not continue. Attorney McCay referenced his memo dated April 24, 2023 with reasons the Board does not have jurisdiction. The case would have to be remanded by the Court. If the first case was dismissed, the Board could hear the new application. Ms. Javier stated it is a waste of everyone's time absent a dismissal or remand and it puts the Board in a position of two applications. There is nothing to do unless the first case is dismissed and the applicant can come present the revised plan.

Mr. Johnson motioned the Board does not have jurisdiction to issue a decision and should not hear the new application. Mr. Caruso seconded. A roll call vote was taken:

Ms. Javier – yes
Mr. Caruso – yes
Ms. Ames – no
Mr. Johnson -yes

Mr. Johnson motioned to close the public hearing and Ms. Javier seconded; all voted in favor.

Barnard Hill - Mr. Chehade was present with an update of the project. He reviewed the items with the Board.

Mr. Chehade presented an ANR for property on Perry Road that abuts Coachman Ridge. A resident of Coachman Ridge wishes to purchase land to extend their property. The Board reviewed the ANR and discussed it is not buildable until a road is put in. It is noted on the plan as a non buildable lot. After review, Ms. Javier motioned to approve the ANR for Rams Gate lot 35, LLC. Mr. Caruso seconded; all voted in favor. Mr. Johnson motioned to authorize the Clerk to sign and Ms. Ames seconded; all voted in favor.

750 Main Street - Special Permit - Keith Lewis, owner of the property was present with Kevin Allen of 707 Main Street. Mr. Allen wishes to buy 750 Main Street from Mr. Lewis. He is seeking a Special Permit for a change of use. He wishes to use the building as a cabinet showroom. No product will be stored in the building. Items that are sold will be stored in trailer and then delivered to the customer. Mr. Allen briefly discussed some future plans for parking and the Board informed he would need engineered plans. He will have to come back at a later date for that. Mr. Johnson motioned to approve the Change of Use for 750 Main Street. Mr. Caruso seconded; all voted in favor by roll call vote:

Ms. Javier - yes
Ms. Ames - yes
Mr. Caruso - yes
Mr. Johnson - yes

Public Hearing Special Permit Definitive Subdivision/22 Diamond Hill Avenue - Patrick Healy, Thompson Liston was present on behalf of the applicant, Sauer Family. Mr. Healy presented the plan for the property. They are proposing two additional lots. There are 44 acres on the west side of the property. They are seeking waivers as listed in the cover letter. They will keep this a private way and maintained by the owners. There will be no street lights. Mark Barakian, Manager of the Light Department recommended a security light. Graves Engineering did not finish their review for this meeting. Mr. Johnson motioned to continue the hearing until July 10, 2023 at 6:30 p.m. Ms. Javier seconded; all voted in favor. Mr. Barakian informed the owner and the Board that there is a three-year wait for delivery of transformers. He should be able to provide one, but for future big projects, they should be aware.

Longley Hill/Bond Reduction – The Board reviewed Graves Engineering Bond Estimate and Mr. Johnson motioned to approve the recommended reduction to \$31,584. Ms. Javier seconded; all voted in favor. Ms. Ames will follow up with Mr. Ansari regarding the number of lights as mentioned in Graves report.

Community Preservation Act – Ms. Javier reviewed items that the Community Preservation Act can put funds towards. She asked for the Board's input. They all agreed Open Space and Parks need funds. Funds are allocated 10% Open Space, 10% Affordable Housing and 10% Historical Housing. The other 70% can go to other entities and must be applied for.

LPA Hours – Mr. Caruso motioned to use LPA hours for CMRPC to develop a land grant application. Ms. Javier seconded; all voted in favor.

53G Accounts – Mr. Caruso motioned to close inactive 53G accounts as listed and reviewed. Ms. Javier seconded; all voted in favor.

Mr. Johnson motioned to approve the minutes from April 3, 2023 and Mr. Caruso seconded; all voted in favor.

Reorganize Board – Mr. Caruso motioned to appoint Mr. Johnson as Chair, Ms. Ames as vice Chair and Ms. Javier as Clerk. Ms. Ames seconded; all voted in favor.

Mr. Caruso motioned to adjourn at 8:25 and Ms. Javier seconded; all voted in favor.

Meeting Materials:

8 Gulf Street application (on file in PB office)

Barnard Hill update (on file in PB office)

ANR Barnard (on file in PB office)

750 Main Special Permit application (on file in PB office)

22 Diamond Hill application (on file in PB office)

Longley Hill Bond Estimate (on file in PB office)

Letter from resident Barnard Hill (on file in PB office)