



MEETING MINUTES
Monday, January 9, 2023

CHAIR: Kim Ames
MEMBERS PRESENT: Peter Caruso, Corinna Javier, Homaira Naseem,
Mark Johnson
MEMBERS ABSENT: Richard Baker, Associate Member
RECORDER: Nina Gardner

Ms. Ames called the meeting to order 6:36 p.m.

Barnard Hill - Mr. Chehade was unable to attend the meeting. He will attend next month.

Mr. Caruso motioned to approve the December minutes and Mr. Johnson seconded; all voted in favor.

220 East Temple Street – Patrick Healy of Thompson Liston was present to review Graves Review #2 with the Board. Mr. Healy reviewed the items in the report. Some of the items discussed were dumpster, soil testing updated waivers. They have a stormwater permit from Conservation. They wish to delay the paving of the parking lot because it needs to be graded until after the Occupancy Permit.

Ms. Ames acknowledged receipt of a letter from the Innamorati's dated 1/5/23 listing their concerns as neighbors for the application. The concerns were discussed with Mr. Lewis and the Innamoratis. A big concern is the noise factor. Mr. Lewis has stated the rooms are all soundproof and cannot hear from one room to another and neighboring homes. He stated all rooms will be soundproof. Waivers were discussed and voted upon.

1. Section 10.03.05.1: To waive the requirement for a locus map at a scale of 1' = 100 feet and to accept the two locus maps that were provided on the plan set as scales of 1:25,000 and 1"=400 feet in lieu of the stated scale requirements.

Mr. Johnson motioned to grant the waiver and Mr. Caruso seconded; all voted in favor by roll call vote:

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

2. Section 10.04.03 D: To waive the requirement for showing a dumpster on the site plan. It is not expected that this facility will produce large amounts of refuse. An area for trash and recycling toters is shown on the site plan.

Ms. Naseem motioned to waive the requirements showing a dumpster on the site plan. Mr. Caruso seconded; all voted in favor by roll call vote:

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

3. Section 10.04.05 F: To waive the requirement to provide screening of the dumpster. Since the area where the toters will be stored is adjacent to the porch addition behind the building, and out of view of the public ways, screening of the toters will not be required.

Ms. Javier motioned to waive the requirement for showing dumpster on the Site Plan. Mr. Caruso seconded; all voted in favor by roll call vote:

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

4. Section 10.03.05.5: To waive the requirement for building elevation drawings to be submitted with the Site Plan. Architectural floor plans were included with the site plan set to show the interior work on the first and second floors, as well as the porch and ramp addition. Building elevations are not available at this time. The project is the conversion of the building for a different use. No outward changes are proposed to the north side of the building facing East Temple Street.

Ms. Naseem motioned to waive the building elevation on the Site Plan and Mr. Johnson seconded; all voted in favor by roll call vote:

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

The Innamoratis discussed a few items in their letter with the Board regarding recitals, noise and traffic. There will be 20 parking spaces. The grass will be leveled for overflow.

Mr. Lewis invited the Innamoratis to attend the February vacation concert at the current location to see how the noise factor and traffic are.

Motion by Mr. Johnson to continue the hearing until Wednesday, February 8, 2023 at 6:30.
Ms. Javier seconded; all voted in favor.

168 School Street – Scott Goddard was present with Patrick Healy of Thompson Liston with a plan of land for 85 Sewall, LLC for an over 55 development. The Town had asked the residents to purchase this land at Town Meeting and it did not get approved. Mr. Healy stated that the land is in Rural Residential and they would like to have an article on the warrant for Town Meeting to vote to change it to Residential so that they meet the SRD requirement. Mr. Healy and Mr. Goddard asked the Board to sponsor the article. After reviewing the plan and briefly discussing, Ms. Javier stated it would be best to bring the issue to the residents to decide. The Board feels the residents won't want such a dense development with 60 units as proposed on the plan. Mr. Goddard could do a 40B in a few years as the town now has safe harbour. That type of project cannot be age restricted. If the over 55 project was approved, 10% would be required to be affordable. The Board will discuss at their next meeting if they wish to sponsor a Warrant Article and support.

Meeting Materials:

Graves Letter Review #2 dated 12/22/22 (on file in PB Office)
Thompson Liston Waiver letter dated 12/12/22 (on file in PB Office)
Letter from Innamoratis (on file in PB Office)
Plan of SRD 85 Sewall Street (on file in PB Office)