

**PLANNING BOARD
JUNE 30, 2011
MINUTES**

Chairman Burke called the meeting to order at 7:30 PM.

Members present: Burke, Capes, Giger, Parent, and Wilson
Members absent: Barringer and Perkins

PUBLIC HEARING – SPECIAL PERMIT MODIFICATION CROSSROADS PLAZA

At the request of the applicant, the Planning Board voted unanimously to continue the public hearing on July 28, 2011 at 7:30 PM.

SITE PLAN ISSUES – 127 MAIN STREET

Broadmeadow Road residents Peter Moeller, Barbara Scofidio, and Roland Willis met with the Board to express their concerns about the 127 Main Street commercial building and the Tip Towing business in the basement level in the rear of the building. Mr. Moeller requested enforcement from the Building Commissioner/Zoning Enforcement Officer. Building Commissioner Mark Dupell wrote a letter dated June 8, 2001 to Landmark Realty Trust, property owner, requesting that the site be brought into compliance with the Special Permit for the automotive business and the site plan approval. Mr. Dupell wrote a subsequent letter dated June 29, 2011 stating that the site is now in compliance.

The abutters expressed concern about the number of dumpsters, condition of the dumpsters that often leak, presence of unregistered motor vehicles, noise during the night and other illegal activities. Mr. Moeller said the business complex is not a good neighbor and he has complained frequently to the Board of Health about the dumpsters and trash on the site.

Member Capes said if unregistered vehicles are parked at the site, the parking spaces required by the Planning Board's site plan approval are not available.

The Board said it shares the concerns expressed by the abutters and suggested that the abutters write a letter detailing the various issues regarding the site. The Land Use Department would distribute the letter to officials with jurisdiction such as the Building Commissioner, Board of Health, Police Department, Conservation Commission, etc.

ACADEMY HILL DEFINITIVE PLAN MODIFICATION

The Board held the continuation of the public hearing to consider the proposed modification of the Academy Hill definitive plan to correct drainage problems resulting from errors in the topographic plans. The Board received a report dated June 24, 2011 from Nitsch Engineering and a letter dated June 28, 2011 from design engineer Beals Associates.

Chairman Burke said he recommended that the Board continue the public hearing until the engineering issues have been resolved. The headwall/stream crossing plans must be stamped by a structural engineer and the validity of the stormwater calculations must be verified by Nitsch Engineering, the Board's consultant.

Town Planner Michelle Collette said the engineers from Beals Associates and Nitsch Engineering will get together on Tuesday, July 12, 2011 to review the outstanding engineering issues.

The Board voted unanimously to continue the public hearing on July 14, 2011 at 8:00 PM.

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COMPREHENSIVE MASTER PLAN COMMENTS

The Board reviewed the comments on the draft Master Plan submitted by the Transportation Advisory Group with responses from Community Opportunities Group (COG). The Board's comments are shown on the attached spreadsheet.

Meeting adjourned at 9:00 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner