



Planning Board

July 16th, 2024

7:30 PM

In Person &
Virtual (Zoom)

Planning Board members present: Jon Cappetta, Michaela Moran, Sam Bajwa and James Fuccione.

Also present: Kaila Sauer, Senior Planner & Alicia Burak, Administrative Assistant.

Planning Board members absent: Nathan Cookson and Patricia Clifford

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:37PM

James Fuccione called the roll: Jon Cappetta- Aye, Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione-Aye

I. Regular Business

1. Residents' Comments: None

2. Approve previous meeting minutes:

Meeting minutes for 4/16/24, 5/21/24, and 6/26/24 have been deferred to the 8/28/24 meeting.

3. Board Members' Reports – None

4. Administrative Updates & Reports- The Planning Board meeting on August 20th has been rescheduled to August 28th.

II. New/Special Business

1. PB23-11-Continued Public Hearing – 75 Great Road, Sign Special Permit

Jon Cappetta opened the hearing at 7:45PM

Applicant, Mehmet Sahin of Falcon Sign and Graphics presented revised plans to seek one special permit for the exterior wall sign to be made of materials that is otherwise not permitted. (Plastic)

Michaela Moran motioned to close the public hearing at 7:48PM. James Fuccione seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione – Aye

James Fuccione motioned at 7:49PM to approve PB23-11. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione – Aye

2. PB23-10-Continued Public Hearing – 40 High Street, Definitive Subdivision

The Applicant requested a continuation. PB23-10 has been continued to 8.28.24.

3. PB24-02- Public Hearing- 738 Main Street (9 Wyndcliff Drive). Definitive Subdivision

Jon Cappetta opened the public hearing at 8:56PM

Robert Melvin of Stamski and McNary updated the board with a proof plan and site development plan showing the dwelling and soil absorption system have been moved out of the 50-foot access and utility easement serving Wyndcliff Drive. He advised of design changes to lot 3, revised property lines, a proposed sidewalk easement and the removal of 53 trees that are labeled on the plan. He noted they are still revising the plan based on feedback from peer reviews, town staff, and residents.

Board Comments:

The Board was concerned with the number of trees being removed and requested the applicant plant more street trees and submit a landscape plan.

Sam Bajwa shared his concern of a possible line of site safety issue on Main Street. Robert Melvin stated that the line of site was being looked at and updated for the next hearing.

Michaela was concerned with water runoff due to slope of shared driveway and asked about the stormwater management system which currently meets all requirements.

Residents' Comments:

Nijan Datar and Devashish Chintamani, Kevin Danoho, Ioannis Vlachos, Wyndcliff Drive residents, voiced their concerns with “spaghetti lots”, the number of trees being removed and possible future water run off problems.

Michaela Moran motioned at 8:49PM to continue PB24-02 to 8/28 to allow for updated plans. James Fuccione seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione-Aye.

Michaela Moran motioned to adjourn the meeting at 8:53PM. James Fuccione seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione-Aye.

Materials used at this meeting:

Planning Board Agenda

Planning board minutes

75 Great Rd application materials as follows:

Application

Abutters' list

Planning Division memos

Extension forms

40 High Street application materials as follows:

Abutters List

Application Packet

SW Report

Def.Sub

Subcatchment maps

Doc024

Signed form DP

Continuation

Emily Laubscher email

Richard Keleher email

Anne Forbes Email

GCG Peer Review letter

Engineering Comments 12.28

DRB Comments 12.14

Fire Comments 1.9.24

Historical Commission Comments 12.15

Planning Memo

Geoff Beach comments

Letters to Planning Board
Stormwater chapter x regulations
40 High Street Cultural Resource Info page
Extension forms

Planning Board Letter 5.7

Concept B

GCG Email

Updated Plans 5.25.24

738 Main St Application Materials as follows

Application packet

Sw Report

6261A Def.Sub_FF

Proof plan

Subcatachments

Abutters list

Form dp

Water District Comments

GCG Peer Review

Planning memo

Pb Continuation

Fire Comments

ROE Sidewalk

Engineering comments

Revised Plans 7.16

Proof Plan

Site Development Progress Print

