



Town of Danvers Planning Board

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

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Planning Board Members:

William Prentiss, Chair
John Farmer
James Sears
Margaret Zilinsky
Charles Smith
Nathaniel Sears, Associate

Daniel J. Toomey Hearing Room May 14, 2019 7:00 p.m. MINUTES

William Prentiss called the meeting to order at 7:00 p.m. Planning Board members Margaret Zilinsky, John Farmer, Charles Smith and Associate Member Nathaniel Sears were present. Director of Land Use and Community Services, Aaron Henry, was also in attendance.

CONTINUED PUBLIC HEARING

197 Newbury Street. Request submitted by Nelson Mendoza for property located in the Highway Corridor District for a Special Permit for a pet day care and training facility under Table 1 of the Zoning Bylaw, and a Major Modification to Site Plan approval under Section 4 for construction of a small shed-style building and enclosed fenced area associated with the pet day care use. (Assessor's Map 24, Lots 21B) (*Site Plan/Special Permit action date: 90 days after close of the public hearing*) [**To be continued without discussion at the applicant's request to June 11, 2019 with the extension of the action date to June 14, 2019**]

MOTION: Farmer moved to continue the application for the Special Permit and Major Modification to Site Plan for 197 Newbury Street to June 11, 2019 and extend the action date to June 14, 2019. Zilinsky seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARING

51 Needham Road (1 Hutchinson Drive). Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by North Shore Medical Center/North Shore Physicians Group for property located in the Commercial III Zoning District to modify the previously approved Site Plan to allow 23 additional new parking spaces. Landscaping that was previously removed will be replaced. (Assessor's Map 64, Lot 9A) (*Site Plan action date: June 21, 2019*). [**To be continued without discussion at the applicant's request to July 9, 2019 with the extension of the action date to July 12, 2019**]

Prentiss read the legal notice and opened the public hearing.

MOTION: Zilinsky moved to continue the application for the Major Modification to Site Plan for 51 Needham Road (1 Hutchinson Drive) to July 9,

2019 and extend the action date to July 12, 2019. Farmer seconded the motion. The motion passed by unanimous vote.

99 Andover Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Group 1 Automotive, Inc. for property located in the Route 114 Zone A Zoning District to demolish the existing Subaru Dealership building and redevelop the site with a building consisting of 22,162 square feet of which 10,000 square feet will be for retail showroom area. (Assessor's Map 56, Lot 13) (*Site Plan action date: June 21, 2019*).

Prentiss read the legal notice.

Attorney Nancy McCann appeared before the Board on behalf of Group 1 Automotive, Inc. With her this evening were: Willy Moy, Marketing Director for Group 1; Neal Sander, Project Engineer from Independence Engineering LLC; and David Clear, Project Architect for Clear Architectural Design. McCann explained that they are requesting a major modification to allow an upgrade to the 99 Andover Street IRA campus location. In January this Board approved a site plan to create a Toyota pre-owned development to replace the Lexus Dealership. This site is one of the oldest on the site built in 1986 and is in need of renovation. McCann outlined the plan showing the building near Route 114. The proposal is to demolish the existing Subaru building and construct a new building that is fully conforming to setback and dimensional requirements. This will be outside the Conservation Commission jurisdiction. A 22,000 square foot building will be built at the back of the site. As indicated in the legal ad, 10,000 square feet will be dedicated to a showroom. The balance of the building will be a service drop-off area, conference room and offices. The service for these vehicles is done at the 105 Andover Street site. You will recall in 2010 that the applicant appeared before this Board to consolidate the four parcels and close curb cuts. They created an entrance with a traffic light and a curb cut for an entrance only. Moving the building will help the internal circulation. They are simply taking the present building and moving it back on the site. There will be a decrease in impervious surface. There is a detailed landscaping sheet, and there are new plantings being proposed. Prior to filing the application, they met with the Fire Department and Planning Department and discussed fire accessibility for the project. The concept plan was submitted to Captain Brooks, and he marked where he wanted the fire lanes on the site. These were incorporated in the plan.

Neal Sander, from Independence Engineering, LLC, introduced himself to the Board. Sander said that he has been working with McCann and Clear since 2012 for every plan coming before the Planning Board for this site. He has a great history with this site. Traffic would be one issue when moving the building along with stormwater. They are trying to restore a badly damaged corridor.

Sander said that they wanted to position the building so that people coming in to service their cars can go right to the building. They want to make sure a carrier truck is not impeded by this relocation. They want to maintain the 30-foot wide aisle. They knew they were going to lose



parking spaces when they were laying out the site. They lost 79 parking spaces. The footprint is 12,000 square feet larger than the older building.

Sander said that stormwater was a concern with the Crane Brook corridor. They removed 450 square feet of impervious cover. They have gone from 73% impervious to 69% impervious. The biggest concern was the health of the stream behind the building. Currently it is 10 feet from the delineated wetland line. There is a direct discharge into Crane Brook. There are pipes that go from the parking lot into the stream. They are proposing to remove all three of the pipes. They will treat for water quality. There is a wet pond in front of the Toyota facility near Route 114. They are reducing the volume of water coming from the site into the stream. The Conservation Commission asked them to look at the stormwater on site to reduce the rate. They have reworked the design to address runoff to the adjacent condominium at Olde Salem Village. They want the water to run back through the pond. They have the same concerns as the neighbors regarding the water levels during extreme storms. They are still working through this issue.

Sander said that they are reusing existing utility connections. The pump station and electrical vault will need to be relocated.

Sander said 15 trees, 200 shrubs and 1,500 perennials will be planted around the area of disturbance. The landscaping near Crane Brook will be a wildlife mixed seed. They are not proposing any additional plantings near Olde Salem Village.

The existing light fixtures will be relocated on the site. They will be fully cut off/fully shielded. There will be eight wall packs on the building that will be cut off. There will be no side glare from these fixtures.

David Clear, from Clear Architectural Design, addressed the Board. Clear said that he has done every renovation over the last seven to eight years. For people needing service, this design will flow better. No service will happen in this building. The materials for the new building will be similar to the building being taken down. There will be a slate tower icon with silver metallic panels at the top of the building. The building is the same height as the Toyota building.

Sander said that until 2014, there was an old brown metal building that was torn down and replaced with inventory parking. This is not the first time there has been a building in this location.

McCann said that this application meets the requirements for site plan approval. They will address Engineering's comments. They incorporated comments from the Fire Department prior to submittal. Captain Brooks asked them to put a new fire hydrant near the access of the old Lexus building.

Prentiss told the Board and audience that there are some procedural requirements regarding a Special Permit.

Farmer asked what was expected for traffic impact. He asked what validated less traffic. Sander said that he did not have the answer for that question. The overall square footage decreased.

Farmer said that one rendering showed a sign. Sander said that the sign is no longer there. He said that all other signs have been approved by the ZBA.

Farmer asked if there was going to be a change in the hours of operation. Sander said no.

Farmer asked if the air conditioning units on the building near the abutters would be visible. Clear said that the parapets should be able to screen everything. Sander said that it should also screen audio sound.

Farmer asked about snow removal. Sander showed the snow removal areas on the site.

Farmer asked who the abutter was at the top of the plan. Sander said that it was a warehouse facility on Prince Street.

Smith confirmed that the seed was going to be a wildlife mix. Sander said this was to restore the nature of the Crane Brook corridor. Sander said they have been through the Conservation Commission over the years and there is a concern of invasive plant species. There has been an invasive species removal in the Notice of Intent (NOI). They will be removing some non-native soil as well as invasive species in that area.

N. Sears confirmed that nothing would be broadcast during business hours. Sander confirmed.

N. Sears asked about delivery trucks. Sander showed the circulation route. Most of the deliveries are right near the signaled entrance. N. Sears confirmed that there was no change to the way the trucks came into the site.

N. Sears asked about lighting. Sander said that halogen lights would be replaced with LED lights. They will be fully cut off and shielded. There will be no side glare.

N. Sears asked about the reflection of light off the pavement. Sanders showed there were no lights being added to the area in the back of the building. The lights presently near Olde Salem Village would remain.

N. Sears asked if there were any new lights and would they remain on all night. Sander said he was not sure if the lights were on all night.

Willy Moy said that the lights are on a timer.



N. Sears confirmed that no lights were on all night long.

Moy said that certain lights at the back are left on. The lot lights are not projecting light for the back alley for security.

N. Sears said that he would be concerned with the lights. Sander said that the lights were for people being able to see and not trip and for keeping bad people out.

Moy said that they need visibility for people leaving at 10:00 p.m.

Clear said that there are four service bays in the old building being removed with the demolition of the building.

Zilinsky said that the lighting plan showed no light spillage over the property line. The elevation concerns her. She asked if the site was higher than abutting properties. Sander said that this property is relatively flat. He said that these lights do not have a 10% cone. There is angular light of delineation.

Zilinsky said she looked at the foot candles and sees no spillage.

Zilinsky said that the building is being moved closer to residences. She confirmed that they were going to comply with the do not disturb and no build zone. She asked if there was parking where the old building was. This was confirmed.

Zilinsky said that the foliage looks lush between Olde Salem Village and the site. Sander said that it is not a rain forest. It is mostly deciduous.

Zilinsky asked if there were any additional lights at the back of the site. Sander said that there would only be the wall lights.

Zilinsky felt all dealerships could look at lowering the lighting after hours. Someone should be held accountable.

Zilinsky asked what the walking trail was. Sander said that this came through as an administrative modification to the site plan and consists of a purple strip painted in the parking lot. They are going to have 80 feet of pavers along with landscaping with benches in that area. They have a NOI for that.

Zilinsky agreed that there should be no outdoor audio. She also confirmed that there were no large trucks parked overnight.

McCann said that the drop-off area was set up when they were combining the site.



Prentiss had a question with circulation in general. He confirmed that consumers would drop off in the drop-off area. Each site has its own drop off area. The car is moved to 105 Andover Street for service and returned. He asked the route that would be taken.

Clear showed the routes for Lexus, Toyota and Subaru.

Prentiss said that the service bays would be split into three sections. Clear said that was correct. Lexus, Subaru and Toyota have their own areas in the building.

N. Sears asked why the delivery truck goes behind the building. Sander said that the direction will go around the building.

Moy showed that the drop-off would be at the front of the site.

N. Sears asked why that is the route. Clear said that they were required to show a route. It is good practice to show good circulation.

Henry said that the Fire Department might want to be sure there is safe access around the site. They do not design a site to have 18-wheelers backing up with a reverse alarm going off. He said that the applicant is choosing a spot farthest away from the neighbors. The applicant needs to exercise a theoretical exercise that the Fire Department wants to see that we are not creating a three-point turn by design. If the abutters/Board wish to alter that, he does not think they will run into any obstacles.

Prentiss said that they want a one-way forward direction even if they do not use it.

Zilinsky asked the distance from the roadway to the building at Olde Salem Village. Sander said that it was 130 to 150 feet to the property line. It is about 200 feet to the building.

Nancy Rubin, 142 Olde Salem Village. She has petitions against this project. These are letters written by residents why they do not want this with the noise and water problems. She wants to present these to the Board. She assumes that they will read all of them.

Rubin said that the back yards are soaked right now. They are going to have trucks going around all day. They hear a lot of noise of idling trucks. The lights go on, and alarms go off all night. They listen to this all the time. She lives near where the building is going to be built and the noise is disturbing. They are against this project. They want to compromise. They would like to have 200 trees planted to give them a thicker buffer.

Joanne Walsh, 141 Olde Salem Village. Walsh is very concerned about water. There is impervious ground cover and runoff. There needs to be a timing of the water. She asked if they had a timer.

Prentiss explained that the applicant cannot make water problems worse.

Walsh said that they cannot guarantee what happens with underground water with construction. If there is a timing element, that may be plausible.

Prentiss said that the Town can be notified of issues through the Building Inspector's Office and the Engineering Office.

Sander said that they will reduce impervious coverage. There will be less water coming off the site. They try to improve this every time they do something.

Sander said that they would be improving the three discharge points. There is a 30-inch pipe, and this felt like an opportunity to improve this. They may not have to replace the pipe at all.

Sander explained that stormwater is a timed model. If the water can be timed, they can control the flow of the water into the channel.

Walsh asked when that would be settled to know what the plan is and how it is going to affect the area.

Prentiss said that they need to address questions that were raised by the Engineer. Any changes discussed now, the Engineers would have to look at it to be sure nothing became worse. They take what Engineering says strongly.

Walsh pointed to another community that never had water in their basement and after the construction and paving of a project was completed, they started having water issues.

Zilinsky said that all changes need to be run by the Town Engineer.

Sander informed that Planning Board that a Notice of Intent is being postponed to June 27th to allow these items to be reviewed.

Howard Weiner, 106 Village Post Road. Weiner said that he lives in the end unit closest to the pond. Recently the loud speaker that was a security system stopped. He said that this just happened within the last few weeks. This went on for a long time. This is a concern.

Sander said that Group 1 was notified, and they realized that they were doing something that was not in their Special Permit.

Weiner said that his unit is the closest to the site and the alarms go off frequently.

Prentiss asked what type of alarms. Weiner said car alarms.



Prentiss asked if the cars presently parked on the lot stored for inventory would be moved once the building was put there. Sander confirmed this.

Weiner said that Toyota has lots of used cars. He is just reporting what is happening.

Prentiss said that they cannot stop alarms in buildings or cars. They will need to discuss this.

Weiner said that some trees were planted. They have been growing slowly. Why can't more trees be planted? That would help a lot of the areas.

Sander said that the present open areas are stormwater features. There are not a lot of areas where they can plant trees. They said they would look at the fence area.

Prentiss said that they do not want them to interrupt the flow of water with the addition of trees. They do not recommend plantings off their site.

Weiner asked who owned the stream. Sander said that the property line is in the middle of the creek.

Martine Kellett, 15 Carriage Way, Unit 15. Kellett said that the buffer zone needs to be 25 to 35 feet from the river. The Conservation Commission was not able to tell her whether this was grandfathered or if a building is destroyed should it revert to the 25 feet or 35 feet. She wants to know how far the buffer zone was extended.

Henry said that there is no grandfathering. When you do a redevelopment of a site under the Wetlands Protection Act, the rules change. Redevelopment has a different set of rules. They cannot mandate them to come forward and do that. They are not tearing up the back corner, and we do not have the regular restraint to make them do it.

Kellett said that they did not mention what the new buffer zone is. Sander said that they were going to be increasing it from 10 to 15 feet. Even knocking the building down, there is still asphalt 10 feet from the wetland. If they are losing inventory parking to build this building, they need to get that back in some way. They are improving the existing area that they are changing.

Donald Thompson, 107 Olde Salem Village. Thompson passed out handouts to the Board. He pointed to the map to show where he lived. He said that the patio at the end of his deck is 59 feet from Crane Brook. The property line is not in the center of Crane Brook. The property is only 20 feet away from the unit. Crane Brook is entirely on the property of IRA/Group 1 Automotive.

He would like to raise the following points:



His strong opposition to the proposal is centered largely due to noise. There is sound from heavy trucks. He objects to the assertion that there is no heavy truck traffic at night. There is overnight heavy truck traffic that is constant.

He would like to describe the situation. The doors of the Subaru dealership open at 9:00 a.m. In order to find a car, employees hit the panic button on the remotes to find it. Today he was awakened at 4:47 a.m. to a car alarm honking. This is regular business at IRA/Group 1 Automotive, Inc. The next occurrence was six minutes later. Group 1 is not being a good corporate neighbor. On May 9th, he spoke with the general manager of Subaru, John Zillow. He confirmed that there was an alarm system that monitored intrusion on the property. The alarm is automated. An announcement is made over the loud speaker that the intruder is seen and is being recorded. They are told the property is not open and they are instructed to leave, and the police will be called. He can confirm that this is what is heard regularly.

Thompson said that the natural barrier is all deciduous. There is a direct line of sight from the condominium units into the parking lot.

Thompson said that he could read by the lights. Timers are not in use. He stated that the lights never go off. They are on all night, every night.

Thompson asked if the pavers were going to go over existing wetlands. Sander said no.

Thompson said that changes to the site regarding environmental issues should go to the Conservation Commission.

Thompson asked Henry to share the source of the information regarding redevelopment of a wetland that he mentioned earlier in the meeting. He could not find that information in the Wetland Protection Act.

Thompson would like to request a thicker cover of shrubs/trees between the two sites.

Thompson said that in the handout he did research on construction noise. The residents are already inundated with sounds from this neighbor. He asked how or what plans do they have to mitigate noise during construction.

Prentiss said that there are restrictions in the bylaws regarding construction.

Joel Kornitsky, 73 Village Post Road. Kornitsky asked why the walking path was on Olde Salem Village property.

Prentiss said that the walking path is on the applicant's site.



Kornitsky said that they are moving the existing site of the building back 412 feet. That is a pretty substantial project.

Sander pointed out that they are relocating the building.

Kornitsky said that they need trees as a buffer zone for privacy and to help deaden the sound.

Kornitsky asked about snow removal in the winter. He said that if the snow is plowed onto the wetlands, it needs to go someplace. It should not go into the water supply line. This could contribute to additional water flow.

Prentiss said that they are required to be sure snow removal not go into the river. Anything above a 12-foot snow pile is required to be removed by truck.

Joseph Burke, 76 Village Post Road. Burke asked if there were going to be cars and trucks parked near the building.

Prentiss said that they were told that there would be parking behind the building for employees and people doing business that day. Sander confirmed this.

Burke asked if there has ever been a survey done with a decibel meter regarding the noise.

Prentiss said that they have not done this for many years.

Zilinsky said that she was not aware of decibels, but she understands about light spillage. An applicant may come in with a noise decibel number.

Prentiss said that he remembered decibel ratings associated with air conditioning units on buildings.

Burke said that there are decibel meters.

Prentiss felt that each site should not go above a decibel reading. That is something that the building inspector can look at.

Burke said that they can limit noise during construction with construction blankets.

Nancy Guinivan, 139 Village Post Road. Guinivan echoed what everyone has said. She asked why the building could not be moved over to the left.

Sander said that this was due to circulation. It is a visual line as people come into the site.

Guinivan said that these are homes. There are beeps from trucks. She said that N. Sears asked questions as if he lived there. Guinivan said that nothing has changed. How do we know that these issues will change? How can they have faith.

Prentiss said that if this persists afterwards, the Town can mitigate. We need to know there is an issue. When the building goes in, there will be fewer cars near your homes.

Zilinsky told the audience that it is important for them to come out and speak. This is the first that they have heard of these issues. Nothing can be done if you do not call the Building Inspector. If you call and let us know, action can be taken.

Prentiss told the audience to start with the applicant first. If you are not getting results, speak with the Town. Try to work amicably with the construction site and applicant.

Michael Tiernan, 54 Olde Village Post Road. Tiernan had questions concerning hours, lighting and the truck path. Is the truck path designed to eliminate them backing up?

Prentiss said that the circulation pattern for the trucks is designed for them not to back up.

Tiernan questioned the lighting on the plan measured at 0 at one point.

Prentiss said that the lighting is measured in foot candles. There is a photometric design of the site when they see the plan.

Prentiss said that construction hours are 7:00 a.m. to 5:00 p.m. Mondays – Friday and 8:00 a.m. and 5:00 p.m. Saturday.

Henry said that they can be at the site, but no deliveries or prep.

Robert Worster, 123 Olde Salem Village. Worster said that the engineer put in a lot of things to benefit IRA but did not leave enough room to plant anything to shield Olde Salem Village from their facility. The back side of their property is all for drainage. Worster said that the applicant said that they could not plant any new trees due to the drainage area.

Sander said that there is a small area where they can do additional plantings.

Prentiss pointed out that if plantings disrupt the drainage, water problems will be worse.

Worster felt the applicant was not thinking about the neighbors. He asked about the pump station.

Sander said there is a sewer pump station that services other buildings on the site.

Worster asked about the vibration coming from the pump station. Could those vibrations go through the ground?

Prentiss explained that most commercial sites have a pump station for their sewer system to pump the waste water into the sewer system of the Town.

Zilinsky asked where the pumping station was being moved. Sander said 50 feet away.

Worster said that there is light pollution. The lights stand high. Are you going to put reflectors on them?

Henry said that there is a photometric plan, and there is a requirement that there are 0 foot candles when you get to the property line. Ambient lighting is not the same as foot candles. What they are doing is making sure that there is no direct light shining from their site onto your site. What they show in the plans are complying with the bylaws.

Ann Buchanan, 97 Village Post Road. Buchanan said that 19 years ago IRA was interested in land on the other side of Olde Salem Village, and Olde Salem Village was upset with this. The lawyers laughed at them. The project to pave as close as they could to that stream was not allowed, and the project never passed. IRA has never been a friend of Olde Salem Village.

Steve Chamuel, 56 Village Post Road. Chamuel asked the distance of Olde Salem Village from the property line. He pointed out that there was no buffer.

Henry said that there was a water resource between the two sites. The Town's Conservation Commission, through the Wetland's Protection Act, regulates activities. The land is owned by private property owners.

Chamuel asked how far IRA's pavement is from the property line. Sander said it was about 140 feet to the property line and 20 feet to the building.

Chamuel asked why the new building wasn't being built in the same location.

Prentiss said that the applicant had explained this was due to circulation and inventory.

Chamuel asked about the traffic on Route 114.

Prentiss said that they were not changing service or customers.

Chamuel asked how long it would take to demolish and rebuild the building.

Sander said it would take nine months to build and three months to demolish.

Joanne Walsh, 141 Village Post Road. Walsh confirmed that the Board said if this construction goes through and there are problems to first deal with the dealership and then the Town.

Prentiss said they are talking about during construction and once the construction is completed.

Zilinsky suggested first working with the applicant since it is less adversarial.

Prentiss suggested filtering questions through their attorney, Nancy McCann.

Walsh said that she received a letter from the Town of Danvers regarding a Conservation Commission meeting. The meeting date was never posted. She called the Town and was verbally given a date.

Nancy Rubin, 142 Village Post Road. Rubin said that IRA knows all the rules and regulations. She asked who it was at IRA that told people that worked there what to do? Who is the person that delegates and checks in to be sure that they carry through?

Prentiss said that they can get the name of that person through McCann.

N. Sears said that the bigger picture is that there is a business and a neighborhood. The majority of the concerns of the residents showed that they are angry about the status as it is now. These are stressed residents. This is a breach of quiet enjoyment of their property. These are people who are unhappy with their business neighbors. If you were to run the residential addresses of every person who is a member of the corporation of IRA, none of these people live at Olde Salem Village. He does not know anything about storm drainage systems. He asked why the proposal can't be moved to the left to plant more coniferous trees to address the concerns of some of the people in this room. There are a lot of other concerns like alarms and hours. What kind of faith would these residents have in a promise that these are going to be addressed. He has major concerns.

Zilinsky said that she was overwhelmingly surprised. This has been a good meeting. How can you have faith that things will change. The applicant and the Planning Board have heard what you have to say. You do not push the panic alarm to find a car. There is going to have to be security lighting. This hearing has brought to their attention things that they were not aware of. Lighting and noise procedures are a problem. There are things that could be done to be a good neighbor, but you need to know that they have a business to run. This Board relies on the Town Engineer for water. He is the expert to state where the drainage should go.

McCann thanked everyone for coming tonight. She explained that they have a residential group that abuts a business in a business zone. They can try to make things amendable to both sides.

McCann wanted to go through the issues. There would be lighting on timers in different areas. They will have a list of what lights are where on the site and the types of timers that can be used.

She said that drainage is between the Town Engineer and the Conservation Commission. The plan meets with the requirements, and it does not make things worse. They will try to look at something better.

They will look at the noise issues in different ways. The alarm system implanted that yells at people has been turned off.

Zilinsky said that should not have been in place at all.

McCann said that the landscape buffer came up a lot. They can look to see what could be added, but it presently far exceeds what is required by the bylaw.

Truck delivery was discussed. They need to show a one-way flow around the site.

McCann said that they will make the determination for the on-site point of contact.

McCann requested this application be continued to the meeting of June 25th with the extension of the action date to June 30th.

MOTION: Zilinsky moved to continue the application for the Major Modification to Site Plan for 99 Andover Street to June 25, 2019 with an extension of the action date to June 30, 2019. Farmer seconded the motion. The motion passed by unanimous vote.

BRIEFING

Planning staff and chair will update the Board of various items of interest. This agenda item may include requests to set public hearing and workshop dates, sign plans, informal discussion regarding future projects and current projects under construction.

Zilinsky said that she will not be here for the June 11th meeting, and she is sad about missing it.

Henry said that they have two quick agenda items to be heard after the training. They will have an attorney from the law firm of Kopelman and Paige walk them through subdivision control and ANR plans.

Zilinsky asked if they were going to look at their subdivision regulations. Henry said that this is something Fields and he feel strongly about. They need to make sure the members understand what the law around the subdivision control law says.

Henry said that he has gone to these training sessions. The attorney that they have been assigned is a good one.



MINUTES

May 14, 2019

MOTION: Zilinsky moved to approve the minutes of May 14, 2019. N. Sears seconded the motion. Farmer and Smith abstained from the vote. The motion passed by a vote of 3-0.

ADJOURNMENT

MOTION: Farmer moved to adjourn. Zilinsky seconded the motion. The motion passed by unanimous vote.

The meeting adjourned at 9:30 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on June 25, 2019.



Planning Board Minutes

May 28, 2019