

PLANNING BOARD MEETING – March 22, 2023

PRESENT: Scott McKiel, Chairman; George Nangle, Vice Chairman; Michael Buxton; Douglas Dooley; Charles Kanavos; Tim Savage, Alternate; Michael Pestana, Alternate; Alison Manugian, Community Development Director; Mark Hamel, Town Engineer and Lisa Wagner, Recording Secretary

Chairman McKiel opened the meeting at 7:00pm in the Douglas G. Willett Board of Selectmen's Chambers at Town Hall and the Pledge of Allegiance was recited.

MINUTES:

Meeting held on February 22, 2023: Mr. Nangle motioned to approve. Mr. Kanavos seconded. Motion passed unanimously. Mr. Dooley abstained.

31 & 45 ROSWELL AVENUE/JOHN O'GRADY/LOT LINE ADJUSTMENT:

Attorney George Malonis represented the applicant who is seeking approval of a lot line relocation for the adjacent property to correct a discrepancy of the lot line and an encroachment issue with the location of a swimming pool. The Zoning Board recently issued a variance, which will be recorded prior to the sale of the property.

Mr. Buxton motioned to approve the lot line adjustment based on the presented plan. Mr. Nangle seconded. Motion passed unanimously.

251 SLADEN STREET/SPIRO SKINSACOS/SPECIAL PERMIT & SITE PLAN REVIEW FOR A MULTI-FAMILY DEVELOPMENT/PUBLIC HEARING (CON'T):

Chairman McKiel stated the applicant requested to continue this hearing to the April 26th meeting in order to address some outstanding issues.

Mr. Dooley motioned to continue this hearing to the April 26th meeting at 7:05 p.m. Mr. Kanavos seconded. Motion passed unanimously.

55 LOON HILL ROAD/TRUE STORAGE/SPECIAL PERMIT & SITE PLAN REVIEW FOR A SELF STORAGE MINI-WAREHOUSE/PUBLIC HEARING (CON'T):

Patrick Healy, Registered Engineer of Thompson-Liston Associates and Josh Sullivan of True Storage appeared before the Board seeking a site plan special permit for a 3-story self-storage facility. At the hearing last month, there were a number of items requested by the Town Engineer and Stormwater Department, which included an update of the stormwater report, some plan details, additional calculations and fill specifications. Mr. Healy noted the fill material will be imported from local suppliers and it would be about a 3-week process.

Chairman McKiel asked if Mr. Hamel or Ms. Manugian had any input on this project. Mr. Hamel indicated that all review comments have been more than adequately addressed and it has been a pleasure working with this engineer. Ms. Manugian agreed.

Chairman McKiel asked if anyone had a comment or concern. Nobody came forward to speak for or against this proposal. Mr. Nangle motioned to close the public hearing. Mr. Kanavos seconded. Motion passed unanimously.

Chairman McKiel mentioned the applicant requested a waiver of Section 3.10.41-1, which states the entrance or exit center lines shall not fall within 50 feet of an intersection of street sidelines or within 150 feet of the centerline of any other parking area entrance or exit on the same side of the street, whether on the same parcel or not, if serving 20 or more spaces (user shall arrange for shared egress if necessary to meet these requirements).

Mr. Buxton motioned to grant a waiver of Section 3.10.41-1 for the driveway access. Mr. Kanavos seconded. Motion passed unanimously. Mr. Kanavos motioned to grant the special permit with site plan review based on the proposed stipulations. Mr. Savage seconded. Motion passed unanimously.

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970 BROADWAY ROAD/BOGHOS PROPERTIES/SPECIAL PERMIT & SITE PLAN REVIEW TO CONSTRUCT A 143,600 SQUARE FOOT BUILDING FOR INDUSTRIAL OR BUSINESS USE/PUBLIC HEARING (CON'T):

Chairman McKiel stated the applicant requested to continue this hearing to the April 26th meeting in order to complete a traffic study for the site.

Mr. Buxton motioned to continue this hearing to the April 26th meeting at 7:15 p.m. Mr. Dooley seconded. Motion passed unanimously.

OLD BUSINESS:

Liberty Lane/The Prime Group/Partial Bond Release

Mr. Nangle motioned to grant a partial bond release of \$39,352.50 plus interest for work completed and hold the remaining balance of \$152,782.29 based on the recommendation of the Town Engineer. Mr. Dooley seconded. Motion passed unanimously.

NEW BUSINESS:

14 Denby Avenue/Denby Place LLC/Special Permit with Site Plan Review Submittal for a Multi-family Development and to Request a Public Hearing

Mr. Nangle motioned to schedule a public hearing on April 12th at 7:05 p.m. Mr. Dooley seconded. Motion passed unanimously.

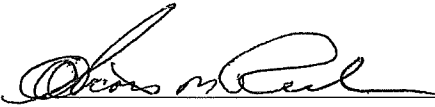
SUB-COMMITTEE REPORTS:

Zoning Bylaw Review Update:

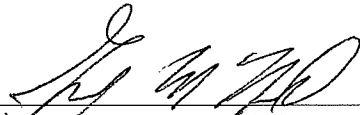
Mr. Nangle indicated that the updates are nearing completion and a draft proposal should be finalized at the next meeting. It will then be scheduled for a public hearing before the Planning Board prior to a presentation at the June Town Meeting.

ADJOURNMENT: Mr. Dooley motioned to adjourn at 7:25 p.m. Mr. Nangle seconded. Motion passed unanimously.

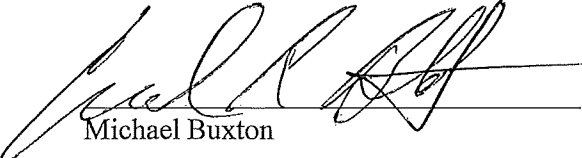
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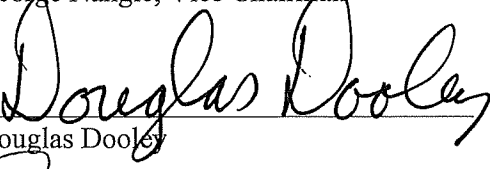
Scott McKiel, Chairman




George Nangle, Vice Chairman



Michael Buxton



Douglas Dooley



Charles Kanavos