



## 7:00 PM – Call Meeting to Order

Pledge of Allegiance

**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 and Lisa Wagner, Recording Secretary

## Minutes

April 26, 2023 – Mr. Dooley motioned to approve. Mr. Kanavos seconded. Motion passed unanimously. Mr. Buxton abstained.

## New Business

Chairman McKiel took the following **New Business** out of order.

### **Summer Schedule–June 14<sup>th</sup>, July 12<sup>th</sup> & August 9<sup>th</sup> or June 28<sup>th</sup>, July 26<sup>th</sup> & August 23<sup>rd</sup>**

Mr. Nangle motioned to set the summer schedule as June 14<sup>th</sup>, July 12<sup>th</sup> and August 9<sup>th</sup>. Mr. Kanavos seconded. Motion passed unanimously.

## Appointments

### **425 Wheeler Road/Christopher Ryan/Special Permit for an In-Law Unit/Public Hearing:**

Chairman McKiel opened the hearing and read aloud the legal notice, which was advertised in the Lowell Sun on Tuesday, April 25, 2023 and again on Tuesday, May 2, 2023.

Christopher Ryan appeared before the Board seeking a special permit for an in-law unit attached to the rear of the existing single-family home. A sketch shows the proposed layout of the in-law unit, which will be 500 square feet. There was some discussion concerning 2 exterior doors with one being on the side of the in-law and the other at the back that has an attached deck leading to a screened porch. Mr. Ryan stated the side door will have a small deck (6'x8') with 2 or 3 steps to the ground. It was noted that the door at the top of the sketch would lead to the existing home. The Board had several questions and found the sketched plan to be confusing. Chairman McKiel asked the applicant to provide a more detailed and clearer plan for the proposed in-law, as the Board needs to understand what is being done in order to vote on it.

Mr. Buxton motioned to continue this hearing to the May 24<sup>th</sup> meeting at 7:30 pm. Mr. Dooley seconded. Motion passed unanimously.

### **14 Denby Avenue/Denby Place, LLC/Special Permit with Site Plan Review for a Multi-Family Development/Public Hearing (Con't):**

Attorney Melissa Robbins, Brian Lussier, the project developer and Mark O'Hara of O'Hara Engineering appeared before the Board seeking a special permit with site plan review for a multi-family development. As an update, Attorney Robbins noted the plans have been revised; a third party has been hired by the Town to review the findings in the traffic report; Mr. Lussier met with the closest abutter on Genest Street and if the Board wishes, a site visit can be scheduled prior to the next meeting.

Mr. Buxton motioned to continue this hearing to the May 24<sup>th</sup> meeting at 7:40pm. Mr. Kanavos seconded. Motion passed unanimously.

In regards to the site visit, the Board decided to schedule it for May 24<sup>th</sup> at 6:00pm.

Attorney Robbins asked if the Wheeler Village Bond Reduction could be taken out of order. It was the consensus of the Board to go forward with the Wheeler Village matter.

## **Old Business**

Chairman McKiel took the following **Old Business** out of order.

### **Wheeler Village/Wheeler Village LLC/Bond Reduction (Tri-Party Agreement)**

Mr. Nangle motioned to grant the bond reduction of \$162,767.40 based on the recommendation of the Town Engineer. Mr. Kanavos seconded. Motion passed unanimously.

### **1361 Broadway Road/William H. Brox & Nancy L. Brox/ANR Plan:**

Attorney Michael Fadden appeared on behalf of the applicant, who is seeking approval of a Form A lot. The property is located on the southerly side of Broadway Road and the easterly side of Cemetery Road. The entire parcel consists of 5.8 acres in the R1 zoning district and is the site of a single-family home. Attorney Fadden stated the intent is to create 3 lots with Lot 1 containing 77,456 square feet and 175.01' of frontage. Lot 2 is "not a building lot" and will eventually be combined with other real estate of or under the control of the applicants. Lot 3 is "not a building lot" and will be used for agricultural purposes. Attorney Fadden noted the Town Engineer asked to have the mylar signed by the owner and to grant a 20' wide drainage easement to the Town to maintain the existing culvert in Cemetery Road.

Mr. Dooley motioned to approve the plan based on the recommendation of the Town Engineer. Mr. Kanavos seconded. Motion passed unanimously.

### **31 Island Pond Road & 11 Knoll Road/Kathy & Mark Pepin and Gary Morris & Melanie Diantonio/ANR Plan**

Attorney Greg Haladyna on behalf of Gary Morris and Melanie Diantonio, as well as Attorney Jacqui Bumbaca on behalf of the Pepins, who are seeking a lot line change. The purpose of the plan is essentially a land swap between the 2 parties in order to have the shed being used by the Pepins located on their property and the same amount of land conveyed to the 11 Knoll Road property. The lots will be the same size and comply with the zoning requirements.

Mr. Kanavos motioned to approve the plan as presented. Mr. Dooley seconded. Motion passed unanimously.

## **New Business**

### **307 Nashua Road/Jan Conway/Special Permit Submittal for an In-Law Unit and to Request a Public Hearing**

Mr. Nangle motioned to schedule the public hearing on June 14<sup>th</sup> at 7:05 pm. Mr. Kanavos seconded. Motion passed unanimously.

### **40 Salem Road/Brox Farm LLC/Special Permit and Definitive Submittal for an Open Space Residential Subdivision and to Request a Public Hearing**

Mr. Nangle motioned to schedule a public hearing on June 14<sup>th</sup> at 7:15 pm. Mr. Dooley seconded. Motion passed unanimously.

## **Adjournment:**

Mr. Nangle motioned to adjourn at 7:40 pm. Mr. Kanavos seconded. Motion passed unanimously.