

# PLANNING BOARD

## Meeting Minutes

Thursday, July 8, 2021

6:00 P.M.

**PB Members Present:** Paul Graves, Brandon Quesnell, Paul Kelly, Monica Stubner (online), Steven Azar (online), and Mia Cliggott-Perl.

**Members Absent:** Marianne Clements (excused) and Jeffrey Mulliken (excused).

**Staff:** Thaddeus Soulé (Town Planner).

Mr. Soulé, called the roll and explained that the meeting was being held in person, however both the public and the Board members can participate either by dialing into the meeting or joining the Microsoft Teams application. Since a quorum was present, the meeting would not be suspended or terminated even if there are technological problems interrupt the broadcast unless required by law. He gave the information that would be needed to call in by phone.

Chair Paul Graves called the meeting to order at 6:03 P.M..

1. **Public Comment:** None.

2. **Public Hearings:**

*PLN 21-14 (postponed to the meeting of July 22<sup>nd</sup>)*

Application by **Lester J. Murphy, Jr., Esq.**, on behalf of **Dol-Fin Development**, seeks Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws to construct 7 new residential units on the property located at **50 Nelson Avenue**.

*PLN 21-15 (postponed to the meeting of July 22<sup>nd</sup>)*

Application by **Lester J. Murphy, Jr., Esq.**, on behalf of **Dol-Fin Development**, seeks Site Plan Review by Special Permit pursuant to Article 4, Sections 4015, Site Plan Review by Special Permit, a. (1) for an increase in residential units resulting in three or more, and (5, for the excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade, and 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws for the construction of 7 new residential units; 1 of which will be located on the site and deed-restricted as affordable, and 1 for which the Town will receive a payment in lieu on the property located at **50 Nelson Avenue**.

3. **Work Session:**

a) **Pending Decisions:** None.

b) Minor modification: **PLN 21-16:** 24 Pearl Street: Re-location of 1 parking spot: Derik Burgess, of Cape Associates, appeared to present the modification. He reviewed the certified site plan for the property showing the addition of the parking spot. The proposed space was part of the original 2009 parking approval of the entire property by the Zoning Board. He pointed out the existing parking space that is being eliminated and moved to the

right corner. There will be no net loss of parking spaces and the parking plan is still in compliance with the ZBA approval. Also, two handicapped spaces will be relocated from where they are currently located, with no net loss. He said the courtyard is now gravel, but part of the project involves converting it to a wharf-timber at-grade deck. The material will capture more carbon in the atmosphere than will the existing gravel. The reason for the change in material also has to do with the ADA compliance for the property and allows more access for the physically challenged to the property.

There was no public comment, and no letters were in the file. The Board briefly questioned Mr. Burgess.

***There was a motion by Brandon Quesnell that the Board find pursuant to Article 4, Section 4040, Amendments and Minor Modifications to a Site Plan, that the proposed modification to the approved Site Plan does not represent a substantive change to the findings or conditions of approval of the project and may be administered by a notation to the file. Paul Kelly seconded. VOTE: 5-0 by roll call.***

c) Minutes of June 24, 2021:

***June 24, 2021: There was a motion by Brandon Quesnell to approve the minutes of June 24, 2021, as written. Mia Cliggott-Perlt seconded. VOTE: Unanimous by roll call.***

c) Any other business that may properly come before the Board: None.

***There was a motion by Brandon Quesnell to adjourn the meeting at 6:13 P.M., Paul Kelly seconded. VOTE: Unanimous by roll call.***

Respectfully submitted,

Ellen C. Battaglini

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2021  
Paul Graves Chair