

## **Planning Board Meeting Minutes 2/1/22**

Members: Paul Curran, Dale DiMeco, Tom Bonci, Steve Lipka, Doug Price

Absent: None

Guest: Jim Salmon

Meeting open @ 6:08 pm

### **Agenda**

**6:00 Site Plan Review/Special Review  
Jack's Mill  
474, 476, 490 & 500 Main Street  
(Continuation from January 4, 2022)**

James Cunningham and Attorney Kiel Becker is present representing Jack's Mill. Adam Costa began speaking in regards to the latest updated version of the Findings and Decisions. He said he worked with the information to the best of his ability given his limited participation in the last couple meetings. He thinks the Findings and Decisions is acceptable to move forward.

Steve Lipka asked about replacing sidewalks along Main Street. James Cunningham responded they will be replaced with concrete and granite.

Paul Curran asked for a traffic study to be done. He mentioned it was already spoken about at previous meeting. James Cunningham said they will plan to get it done.

The board members signed the latest (1/31/22) Findings and Decision drafted by Adam Costa.

Paul Curran asked for the current tenants who were in attendance to speak on behalf of the project and how it is affecting their business.

Ashley Driscoll, Nashoba Valley Movement Dance Studio and Mark Chaisson, Triple Play Batting Cages, were present to address their concerns about their current lease agreements and lack of communication with the Cunninghams.

Kiel Becker mentioned his client wants to work with them and plans to schedule a tenant meeting to address all their concerns. Dale DiMeco asked to be present at the meeting.

**6:15 Special Permit**  
**Lewis Colten – AIA**  
**902 Main Street**  
**(Legal Notice Waived)**

Lewis Colten was approved by the Zoning Board of Appeals to convert single family into a two family on an undersized lot. He is not expanding the building, he is staying within the buildings footprint.

They plan to fix this large 6 bedroom house and make it appealing to this area of town. They are redoing the landscaping to help with the exterior appearance.

He thinks it would be hard to lease a 6 bedroom apartment and a two family with 3 bedrooms in each unit would be easier to rent. Each unit will also have separate utilities.

There is parking spaces for 4 vehicles and each unit would have 2 spaces each.

No comment from the board or public.

Doug Price made a motion to close the public hearing on the Special Permit for Lewis Colten AIA, 902 Main Street, Clinton, MA, Dale DiMeco made a motion to second, all in favor with a (5-0) vote.

Doug Price made a motion to approve the Special Permit for Lewis Colten AIA, 902 Main Street, Clinton, MA, Dale DiMeco made a motion to second, all in favor with a (5-0) vote.

**6:30 Special Permit**  
**Hannaford Bros Co., LLC c/o Maple Rock, LLC**  
**333 Brook Street**  
**(Legal Notice Waived)**

Dave Fenstermacher from “Thomas Sign & Awning Co. Inc.” was represent Hannaford Bros Co., LLC c/o Maple Rock, LLC. Hannaford is starting a To-Go program and adding additional 5.1 FT of signage to their current sign.

No Comment from the board or public.

Dale DiMeco made a motion to close public hearing on the Special Permit for Hannaford Bros Co., LLC c/o Maple Rock, LLC, Paul Curran made a motion to second, all in favor with a (5-0) vote.

Dale DiMeco made a motion to approve the Special Permit for Hannaford Bros Co., LLC c/o Maple Rock, LLC, Tom Bonci made a motion second, all in favor with a (5-0) vote.

**6:45 ANR**  
**David Sadowski**  
**5-7 Cedar Street**

**Not in attendance**

**7:00 Informal**  
**Lar Greene**  
**Development on Lindbergh Street**

**Not in attendance**

**7:15 Informal**  
**Father Jim Mazzone**  
**St. John's Church**  
**66 Union Street**

Father Jim spoke about plans of expanding parking at St. John's Church. They met with Demo Company that day about tearing down the Elk's building for additional parking.

The Browns house will be new Pastor's house.

Father Jim also spoke about future plans including a potential New Center and New Plaza with bridge to connect to church for possible receptions and other events.

Paul Curran asked about parking and if he will allow parking for the school employees. Father Jim mentioned that he would like to keep a good relationship with the school and allow them to keep using their parking lot.

Doug Price asked how many parking spaces the church currently has. Father Jim was unsure of the total number but was going to look into it.

Dale DiMeco made a motion to approve the meeting minutes from January 4, 2022, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

Steve Lipka made a motion to close the meeting at 7:08 pm, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

Meeting Minutes Taken By: Ryan Rouillard