

Planning Board Meeting Minutes May 3, 2022

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

Absent: None

Guest: Jimmy Salmon

Agenda

Steve Mayer-Minor Site Plan Review – 610 Main Street (Legal notice waived)

Steve Mayer and Robert Keene presented current plans to the board to turn 610 Main Street into a Domino's Pizza. Steve outlined the parking, dumpster location, which will be enclosed, provided lighting detail and mounted security lighting plan as well. The required parking spaces for the location is 26 but applicant is requesting a waiver for 11 noting that most business will be done through pickup and deliveries. There is no table service at this location. Steve also requested a waiver for landscape due to the type of business they will be doing. He said it will be a high traffic area with delivery cars in and out.

Paul Curran asked if there were any questions from the board.
No questions from the board members.

Paul asked for any public comment.

Dave Sadowski, 7 Cedar Street, Clinton, MA, asked if there was snow storage shown on their plans.

Steve Mayer said yes, the snow storage is shown on the plans.

Dale DiMeco made a motion to close the public hearing on the minor site plan review, Steve Like made a motion to second, all in favor with a (5-0) vote.

Dale DiMeco made a motion to accept the minor site plan review, Tom Bondi made a motion to second, all in favor with a (5-0) vote.

Site Plan Review-Ronaldo & Vanessa DaSilva – 282 High Street (Legal notice waived)

Vanessa DaSilva spoke on behalf of Café de Mina explaining their plans to expand the store into a bakery and restaurant.

They are asking for seating for 22 occupants.

Vanessa said right now they are open and functioning as a bakery only. They are waiting for the site plan to be approved to open restaurant.

Paul Curran asked if they spoke to the board of health and took all appropriate steps with them. Vanessa said they have been complying with the board of health.

Jimmy Salmon said the space is acceptable and seating for 15 S.F. per person. All renovations have been done up to code.

Paul Curran asked if the board had any further questions.
No questions from the board.

Paul Curran asked for public comment.
No comment from the public.

Paul Curran made a motion to close the public hearing on the site plan review for Café de Minas, Steve Lipka made a motion to second, all in favor with a (5-0) vote.

Dale DiMeco made a motion to accept the site plan review for Café de Minas, Steve Lipka made a motion to second, all in favor with a (5-0) vote.

Woodlands-Rick Roper
Steve Like excused himself from matter

Paul Curran said before they entertain any additional construction The Woodlands needs to go to the Conservation Commission and update their Order of Conditions. Rick Ropper mentioned that he is confused on the phasing and the plan outline.

Dickon Auto Sales – 556 Main Street

The board members asked about the progress made at the dealership regarding the bathroom installation and other issues that were supposed to be addressed.

Maicon Bettencourt and Diego Florian brought paperwork asking to perform additional work once all violations have been addressed.

Tom Bonci asked about oil changes and if they are using an oil separator. In commercial garages, the oil separator is required. As of right now they are not.

They told the board they are operating with a portable toilet for now. The board told them they must contact the plumbing inspector ASAP and see what steps need to be taken to get a functional bathroom installed.

They are expected back at next month's meeting to give update.

ANR-James Litterio - 260 Sterling Street

The Planning Board voted (5-0) to endorse a plan submitted by James Litterio, Owner and titled “Plan of Land, 260 Sterling Street, Clinton, MA 01510” and prepared by Farnsworth Engineering of 35 Pine Hill Road, Lancaster, MA 01523 and dated April 19, 2022 as a plan not requiring approval, under Section 3.2 or the *Town of Clinton Subdivision Control Rules and Regulations*.

Wheat Community Center - 224-230 High Street

Jodi Briedel addressed the board with future plans for the Wheat Community Center and their plans to grow and expand. Jodi informed the board that they have signed for the land on 224-230 High Street and are working with civil engineers to develop plans. Within the buildings footprint, she plans to have 8 mini all-inclusive housing units, the Wheat Café, building offices and Hidden Treasures.

Jodi has been working with Oxford Courts to hopefully work with them in regards to parking. Jodi discussed the town/state grants that were received with the board members.

The board thinks the plan looks great, but would like to see a plan for donation drop offs with Hidden Treasures being located on the High Street front entrance side.

Paul Curran suggests waiving application fee. The board members unanimously agree.

Eric Weaver-1042 Main St

Dave Sadowski is representing Eric Weaver and his upcoming project to renovate existing building and add contractor’s yard for his roofing company. Dave went through the proposed plans for the project and explained that they will be going to the Zoning Board meeting on May 10, 2022 to seek variance approval.

The Board agrees it’s a good project and appreciates that they are cleaning up the area.

Isaac Low - 250 Main St

Attorney, Bill O’Neil spoke on behalf of Isaac low and Eric Chaves and explained the proposed project on 250 Main Street of 3 buildings with 4 units each.

Steve Lipka asked if they reached out to the Zoning Board.

Bill O’Neil said no, they wanted to get a sense of where the Planning Board stands before moving forward.

Tom Bonci asked about the positioning and slope of the driveway being on the left hand side of the proposed units.

Isaac Low said they will be sure to make grade and will work with their engineers.

Paul Curran said he likes this idea better than the last proposed plan.
Dale DiMeco said he is still not in favor of the idea.

Steve Lipka likes the idea and wants to see the area cleaned up.

Paul Curran asked if they talked to Phil Duffy about grants to help relieve the cost of removing old building containing asbestos.

Isaac Low said they have not reached out yet but plan too soon.

Jimmy Salmon, Building Inspector, said they may need to drop it down to 9 units due to square footage and zoning in that area. He suggest talking to the Zoning Board.

The Board agrees they should go to both Zoning and Conservation Commission for feedback.

James Tomolo-183 Stone Street

Dave Sadowski reviewed proposed plans for James Tomolo and the construction of the new commercial metal building on 183 Stone Street. He is moving forward with the Conservation Commission and attending their May 18th meeting formally. Dave discussed the plans noting the rain guards, snow storage, dumpster location and parking spaces.

The board said that the plans look good.

James Tomolo will be back in front of the board formally in June.

Steve Lipka made a motion to approve the March meeting minutes, Doug Price made a motion to second, all in favor with a (5-0) vote.

Doug Price made a motion to close the public hearing, Dale DiMeco made a motion to second, all in favor with a (5-0) vote.

Meeting adjourned at 7:00 pm

Meeting Minutes Taken By: Ryan Rouillard