

**Planning Board Meeting**  
**June 7, 2022**  
**6:00 PM**

Members: Paul Curran, Dale Dimeco, Steve Lipka, Tom Bonci, Douglas Price

Absent: None

Guest: Jim Salmon

Paul Curran opened the meeting at 6:00 pm

- **Site Plan Review/Eric Weaver**  
1042 Main Street  
(Legal Notice Waived)

David Sadowski, surveyor, for 1042 Main Street, was in attendance to represent Eric Weaver. David presented the most recent site plan to the board and noted that they recently attended the Zoning Board meeting for a Variance which was approved. Eric Weaver is seeking to move his current business to new location and renting additional space to other businesses.

Paul Curran asked about the existing building and what his plans for the building are going to be.

Eric Weaver said he is going to lease out the space that he does not plan on using for his roofing business but is not entirely sure what part of the building as of yet.

Paul asked for questions from the board – Doug asked about water lines.

Eric said just spouts for main water use, faucets. NO sewer proposed on the plans.

Steve Lipka asked about limitations on businesses that he plans on renting space to.

Eric Weaver said yes, mainly looking for business industries in storage or construction.

Paul Curran asked for questions from the board and or public comment.

No questions or public comment

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

Dale Dimeco made a motion to approve the site plan review for Eric Weaver, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

- **Site Plan Review/Jim Tomolo**

187 Stone Street  
(Legal Notice Waived)

David Sadowski, surveyor, was in attendance with Jim Tomolo. He spoke about the proposed plan for the building and the 8 parking spaces that will be provided. David mentioned that they have been working with the Conservation Commission regarding buffer zones and wetlands and the building is proposed to be 37 FT away from the wetlands.

Jim Tomolo stated he is looking into a steel building and possibly putting it on 4 FT of concrete but is not sure of his exact plans as of yet.

Steve Lipka made a motion to close the public hearing, Dale Dimeco made a motion to second, all in favor with a (5-0) vote.

Steve Lipka made a motion to approve the site plan review for Jim Tomolo, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

- **Site Plan Review/Isaac Low**

250 Main Street  
(Legal Notice Waived)

Isaac Low and Attorney Bill O’Neil spoke on behalf of the plans regarding the property at 250 Main Street, Coachlace Nursing home. Attorney O’Neil mentioned to the board that they spoke to Phil Duffy regarding grant money to help with site cleanup and there are currently no options available. Isaac is back before the board with his plan seeking approval for three rows of 4 unit condos. Full removal of existing building and new buildings would start away from buffer zone. The cost for asbestos cleanup would be a financial burden which is why they are seeking approval for 12 units. Isaac mentioned that he attended both Zoning and Conservation Commission meeting and both of them gave positive feedback regarding the proposed project.

Bill O’Neil said he did reach out to some of the neighbors for concerns and feedback regarding the project.

Isaac Low said during design phase they looked into the negative impact on site views to the neighborhood. They will be providing underground garage parking to help alleviate site restrictions. Isaac went through the site plan explain the layout of each unit, snow removal and dumpster storage. He stressed that 9 unit’s will not works financially for them.

Paul Curran asked for questions from the board and or public comment.

Kathy Strait: 5 Arthur Street – Kathy would like to know who owns the property. Isaac Low said they have it under agreement but JD Commercial Properties still owns it. Kathy said she still has concerns about traffic, crime, sewer and views and wants to consider a senior housing project. She thinks the picture on the site plan looks deceiving because it is only showing three units and not four.

Pete Pender: 260 Main Street – Pete Pender mentioned the board keeps saying 9 units are allowed in the current zone but according to the zoning by laws only 8 units are allowed in the R2 district. Jumping to 12 units would be a significant increase and would not fit in the current area of being mostly single family homes. Pete also spoke about the increase in population and adding more condos will add a negative impact. Pete said he's not against new projects coming to town but wants to see things done in the right way.

Dale Dimeco commented on the R2 district and said Pete is right on the money. He said it would not be fair to taxpayers if they allowed the project.

Steve Lipka said they are not the first applicants to come to the board, but they need to take neighbors' concerns into consideration.

Dale Dimeco made a motion to close the public hearing, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

Isaac Low will withdraw his application for 250 Main Street without prejudice.

- **Site Plan Review/Special Permit**

JustinCredible Cultivation – 99 Green Street  
(Waive Legal Notice)

Applicant submitted a letter requesting a continuation for the August 2, 2022 meeting.

- **Site Plan Review/Special Permit**

Naked Nature, LLC – 75 Green Street  
(Legal Notice Waived)

Paul Curran asked the applicant what floor at 75 Green Street they plan on occupying. He has a concern as there is already an active special permit on the 3<sup>rd</sup> floor and not sure if they are able to issue another one without a formal withdrawal.

Jim Valeticoni and Ellie Dummett representing Naked Nature LLC. Jim spoke about Ellie's plan for his marijuana microbusiness for product manufacturing. Jim mentioned having 3 to 4 employees, no problems with parking, no complaints from abutters and there will be no modifications made to the current structure of the building other than general construction to build up business production. Materials will be brought into the building and no heavy machinery or trucks will be used.

Ellie went over the specifics for what he will be using in his grow rooms. He said the water will be constantly flowing and would like to use recycled rain water to be more environmentally friendly

Paul Curran asked about the space and if he ever plans to expand.

Ellie said no, his license is only good for the space his applied for.

Tom Bonci asked about the electricity and if the building is sufficient to supply what he needs.

Ellie said yes, they will be mimicking what the Milkmen are doing for their current electricity supply.

Tom Bonci asked about elevator and how many people will be using loading dock.

Ellie said that only his business and the Milkmen would be using the same loading dock.

Tom asked if the loading dock would be fenced in. Ellie said no, nothing down there would need to be secured.

Ellie said everything leaving the building would be handled by a licensed individual from the state.

Doug Price said his concern was the tenants that are in the building are supposed to be fixing the outside appearance of the building with a portion of the rent money.

Ellie said after 1 year the 10% that is being taken from the rent money will be applied to building maintenance.

Jimmy Salmon, building inspector, recommended we talk to Dave Dunn about who is going into the building and get a layout of each floor plan.

Steve Lipka asked about a building that size how many grow facilities could it support? Could there be a contamination issue with all these facilities going in?

Ellie said possibly, but the state has regulated testing that will be done to prevent that from happening.

Scott Miller spoke about findings that would need to be addressed in the decision process.

Adam Costa questioned Waveseer, the applicant who currently holds an open special permit on the third floor on 75 Green Street. Adam said Waveseer has a vested right to the third floor and proceeding is a concern.

Paul Curran said he wants this to work out but they need to work this out with Dunn and Waveseer.

Adam said this isn't a question of liability this is more of a comfort level for the board. Will Waveseer come back to the Town? Just something for the board to keep in mind when making a decision to move forward.

Dale Dimeco made a motion to close the hearing, Steve Lipka made a motion to second, all in favor with a (5-0) vote.

Dale Dimeco made a motion to approve the Special Permit/Site Plan review for Naked Nature, LLC, Tom Bonci made a motion to second, all in favor with a (5-0) vote.

- **Dicon Auto Sales/Macon R. Bittencort**  
556 Main Street

Did not show – a certified letter will be sent requesting attendance to August meeting

- **Informal**  
Travis McKenzie  
CMGeeks INC – 464 High Street

Travis McKenzie addressed the board and explained that this location has been changed from a warehouse space to an office space. He applied for an occupancy permit when Jimmy Salmon noticed a living area on the second level.

The board explained to have a legal living area you would need a separation between the business and residence with a bathroom and kitchen. They advised him to apply for a business occupancy and used this space for a lounge area.

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

Meeting adjourned at 7:15

Next Scheduled Meeting: August 2, 2022 at 6:00 PM

Meeting Minutes Taken By: Ryan Rouillard