

**Planning Board Meeting
August 2, 2022
6:00 PM**

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

Absent: None

Guest: None

Meeting opened at 6:01 PM

- **Site Plan Review/Special Permit
JustinCredible Cultivation – 99 Green Street**

Request a continuation until next meeting, September 13th, 2022.

- **Site Plan Review/Special Permit
Delivered Inc. – 75 Green Street**

Jackson Mejia, owner and operator of Delivered Inc. spoke about plans for their dispensary delivery service. They will take online orders and offer home delivery only.

Paul Curran asked how many employees they plan to have on staff.

Jackson Mejia said only eight employees and will run with two cars. They require two employees in each car during deliveries.

Steve Lipka asked if you have to be licensed through the CCC in the town in which you are providing deliveries.

Jackson Mejia said no. A delivery service is a specific type of license and difference from a retail establishment.

Doug Price questioned the town retail license cap and asked if this would have any effect.

Jackson Mejia said their specific license technically does not fall under the category of retail and would not affect the town cap. They do not have the retail foot traffic other establishments have. They are strictly a delivery service.

The Board would like to know more information on how this differs from a retail establishment.

Jackson Mejia said it's a back door way to avoid the retail license and all the procedures that follow.

Steve Lipka asked if the items brought forth from Scott Miller, Haley & Ward Engineer, have been addressed.

Jackson Mejia said yes, all items have been addressed.

Doug Price would like to speak with Attorney, Adam Costa before moving forward. Doug said he would like a little more clarification on the specific type of license the delivery company falls under.

Adam Costa stated, the delivery service does not count towards retail. They are two entirely different licenses.

Paul Curran asked for questions from the board or public comment.
No further questions or public comment.

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

Dale DiMeco made a motion to approve the Site Plan Review/Special Permit for Delivered Inc., Tom Bonci made a motion to second, all in favor with a (5-0) vote.

- **The Woodlands – Minor Modification**
Rick Ropper

Steve Lipka recused himself from the hearing.

Rick Ropper, Developer, Desheng Wang, Wetlands Engineer, and Brian Milisci from Whitman & Bingham were in attendance to present the current plans for the Woodlands minor modification. Desheng Wang was here for any Conservation questions needed to be addressed in order for the project to move forward.

The minor modification is for Woodlands circle and the building is propped to increase the number of units but decrease the size of the buildings footprint.

Paul Curran stated that by looking at the current plans that the building and units look to be smaller.

Rick Ropper said they are reducing the footprint by 22,000 SF but will have the same amount of units total once the whole Woodlands development is complete.

Desheng Wang briefly presented the Conservation plan to the Board explaining the wetlands and outlining the buffer zones. Desheng has been on biweekly inspections and will be filling for an updated Notice of Intent and Order of Conditions. The Conservation Commission needs approval on minor modification from Planning Board for land disturbance for updated Notice of Intent.

Rick Ropper said phase two will be completed by the end of august and ready for occupancy.

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

Dale DiMeco stated he would like to see a full set of plans outlining lighting, landscaping, etc. but can still approve modification in the meantime.

Public comment:

Eric Conratt, 212 Cherrywood – Eric said he was under the impression that all phases, meaning phase one and two, needed to be fully complete before moving onto phase three. Eric pointed out twelve units on the plan that have yet to be developed.

Rick Ropper is not aware that a phase needs to be fully completed before moving forward.

Shirley Conratt, 212 Cherrywood – Shirley questioned if all permits have to be up to date before moving forward?

Paul Curran said no, all permits have to be in the process of being updated.

Doug Price made a motion to close public hearing, Tom Bonci made a motion to second, all in favor with a (4-0) vote.

Doug Price made a motion to approve the Minor Modification for the Woodlands, Tom Bonci made a motion to second, all in favor with a (4-0) vote.

- **Dicon Auto Sales/Violations**
Maicon Bittencort - 556 Main Street

A certified letter was sent to Dicon Auto Sales for them to appear at the August 2, 2022 Planning Board meeting. No one from Dicon Auto Sales appeared at the Planning Board meeting.

Paul Curran made a recommendation to close down Dicon Auto Sales and escalate this matter to the Board of health.

- **Informal**
Dave Dunn/Tenant Placement
75 Green Street

Peter Heelan and Ruben Seyde in attendance to represent Dunn & Co., 75 Green Street. Paul Curran stated there is a lot of activity going on in the building. He said the Board has seen a lot of new applications come through with 75 Green Street as the location. He would like to get a better sense as to where each business is going to be located within the building.

Peter Heelan gave each Board member a colored coded plan which outlines where each tenant will be within the building.

He also stated that Waveseer is currently in default on their lease and only carries a special permit for the fourth floor only.

Dale DiMeco thinks the outline of the plan is fantastic. He would like for them to add in parking for each business.

Steve Lipka also mentioned adding all existing tenants within the building to the plan to give the Board a better idea of who is occupying space.

- **Informal**

- **Mark Wheeler – Clark Street (Hammerhead Lot)**

- Mark Wheeler said he is interested in putting a single family home in a Commercial district. The lot is a hammerhead shape located at the end of Clark Street.

- Dale asked if he spoke with DPW Director regarding utilities.

- Steve Lipka also mentioned a fire hydrant that would have to be moved due to its location and proximity to the lot.

- Mark Wheeler said the lot is outside of the riverfront area and currently he meets the setback for a hammerhead lot. He measured about 40 Feet. He is wondering if the Planning Board can grant a special permit in commercial district.

- Steve Lipka said that he thinks there is only about 30 Feet.

- Paul Curran thinks Mark should reach out to the Zoning Board.

- Mark Wheeler mentioned that the Planning Board granted a special permit 9 years ago for a similar situation according to his research at the registry of deeds.

- The Planning board asked Adam Costa for his advice.

- Adam Costa read that the by-laws only reference granting hammerhead lots in R1 and R2 and do not reference commercial districts.

- The Boards general consensus is they recommend going before the Zoning Board.

- **Informal**

- **Jack's Mills - 500 Main Street**

- Rescheduled to September 13th 2022 meeting.

Dale DiMeco approved the minutes from the June 7th, 2022 meeting, Paul Curran made a motion to second, all in favor with a (5-0) vote.

The Board voted unanimously to close the meeting at 7:00 pm.

There was a discussion with Attorney Adam Costa regarding Escrow Accounts and a plan to get all bills paid moving forward.

Meeting Minutes Taken By: Ryan Rouillard