

Minutes of Meeting
Grafton Planning Board
May 18, 2009

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GRAFTON, MA.

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A regular meeting of the Grafton Planning Board was held on Monday, May 18, 2009 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Christophe Courchesne, Vice-Chairman Robert Hassinger, Clerk Peter Parsons, Bruce W. Spinney III and Associate Member Stephen Qualey. There was no Staff present due to illness.

Chairman Courchesne called the meeting to order at 7:00 p.m. and welcomed new Associate Member Stephen Qualey to the Board, also noting that since there was a failure to elect a member to the Board at the Town Election, the Planning Board was still actively pursuing new members.

REORGANIZATION

A. Election of Officers

Chairman

Nomination by Mr. Spinney, **SECOND** by Mr. Courchesne, for himself as Chairman.

Nomination by Mr. Parsons, **SECOND** by Mr. Spinney, for Robert Hassinger as Chairman.

Mr. Hassinger accepted the nomination.

Chairman Courchesne called the first nomination to vote: Courchesne-aye; Spinney-aye;

Voted as follows: 2 to 0 for Mr. Spinney.

DISCUSSION: Mr. Parsons requested each nominee make a statement on their behalf for the Chairman nomination.

Mr. Spinney stated that he was a fresh face for the Board, that he wished to immerse himself in all things Planning Board with his available free time, and that once he gets over the initial hurdles he will do a good job and be committed to run a good Planning Board.

Mr. Hassinger stated that he has Chaired the Planning Board in prior years, but not for a while; and that his years of service will enhance the new and inexperienced Board.

Chairman Courchesne called the vote to start with Mr. Spinney: Courchesne-aye; Spinney-aye; Parsons-aye.

Voted as follows: 3 to 0 for Mr. Spinney.

Mr. Parsons wished to note that he has a tremendous amount of respect for Mr. Hassinger as a Board member, but wished to allow Mr. Spinney to gain further experience with this position on the Board.

Voted as follows: for Mr. Spinney: **MOTION** carried 3 to 1.

Mr. Spinney was elected Chairman.

Vice-Chairman **Nomination** by Mr. Parsons, **SECOND** by Mr. Spinney, for Robert Hassinger as Vice Chairman.

Voted as follows: for Mr. Hassinger: Unanimous 4 to 0.

Mr. Hassinger was elected Vice-Chairman.

Clerk **Nomination** by Mr. Spinney, **SECOND** by Mr. Hassinger, for Peter Parsons as Clerk.

Voted as follows: for Mr. Parsons: Unanimous 4 to 0.

Mr. Parsons was elected Clerk.

Mr. Courchesne congratulated Mr. Spinney, passing on the gavel, and stated he felt Chairman Spinney had a sense of commitment and would run a very open Board.

Chairman Spinney continued with the agenda items as Chairman of the Board.

B. Designate delegate to CMRPC

Nomination by Mr. Courchesne, **SECOND** by Mr. Parsons, for Robert Hassinger to serve as **Planning Board Delegate** to the **Central Massachusetts Regional Planning Commission** for the upcoming year. **MOTION** carried unanimously 4 to 0.

C. Designate member to Town Owned Land Committee

Nomination by Mr. Parsons, **SECOND** by Mr. Courchesne, for Bruce Spinney to serve as **Planning Board Representative** on the **Town Owned Land Committee** for the upcoming year. **MOTION** carried unanimously 4 to 0.

D. Designate member to the Community Preservation Committee

Nomination by Mr. Courchesne, **SECOND** by Mr. Parsons, for Bruce Spinney to serve as **Planning Board Representative** on the **Community Preservation Committee** for the upcoming year. **MOTION** carried unanimously 4 to 0.

E. Designate member to Grafton Center Study Committee

Nomination by Mr. Parsons, **SECOND** by Mr. Courchesne, to designate Bruce Spinney to the **Grafton Center Study Committee** for the upcoming year. **MOTION** carried unanimously 4 to 0.

Nomination by Mr. Spinney, **SECOND** by Mr. Parsons, to designate Robert Hassinger as Chairman of the Grafton Center Study Committee for the upcoming year. **MOTION** carried unanimously 4 to 0.

F. Designate members to Sign

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to designate the **Chairman or Vice-Chairman** to sign ANR plans if the Town Planner is unable to sign. **MOTION** carried unanimously 4 to 0.

G. Authorize Town Planner to:

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to authorize the **Town Planner** to sign the payroll and ANR plans on behalf of Planning Board after Board approval. **MOTION** carried unanimously 4 to 0.

ACTION ITEM 2-A – APPROVAL NOT REQUIRED PLAN – ANR 2009-6 – GARY HENRICH – 115 PLEASANT STREET

Hossrin Haghani of HS&T Group, Inc. reviewed the ANR plan with the Board.

The Board discussed the ANR plan and determined there was adequate lot area and frontage.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to endorse ANR 2009-6 and authorize the Town Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0.

It was brought to the Board's attention that the Town Planner may not be back into the office for two weeks due to illness and scheduled vacation to sign the ANR plan for the applicant.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to direct the Chairman to sign the ANR plan for the convenience of the applicant. **MOTION** carried unanimously 4 to 0.

ACTION ITEM 2-B – CONSIDER DECISION – SP 2009-2 SOUTH GRAFTON WATER DISTRICT – PUMP HOUSE BUILDING – 360 PROVIDENCE ROAD

Mr. Courchesne noted he wished to add a Finding F-31 with regard to Section 1.3.3.6, stating the Planning Board finds the site plan conforms with this Finding.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to make favorable Findings for F-1 through F-31, as added. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to grant the Waiver, consistent with Finding F-11. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to grant Special Permit 2009-2/Site Plan approval with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 4 to 0.

ACTION ITEM 2-C – CONSIDER DECISION – SP 2009-3 SOUTH GRAFTON WATER DISTRICT – SECTION 4.4.4 / SIGN RELIEF – 360 PROVIDENCE ROAD

Mr. Hassinger wished to note that he would be voting no on the 3 x 4 sign, as he had asked the applicant to submit a design of the sign closer to the allowed size and nothing was ever submitted. Mr. Hassinger stated they had not allowed this size sign with previous applications.

Mr. Spinney asked Mr. Hassinger if he would reference one of the sign locations the Board had denied for this reason. Mr. Hassinger stated that housing on Leland Hill, overseen by the Housing Authority, had wanted a large sign with the housing name and the Board denied it as far larger than the allowed size. Mr. Hassinger also noted he would be voting no on Condition #1 as presented in the draft decision.

The Board discussed the nature of the objection and their preferences for the sign submission.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 through F-27, as drafted. **MOTION** carried unanimously.

MOTION by Mr. Courchesne for favorable Findings for F-28 through F-31.

DISCUSSION: Mr. Hassinger stated he did not feel Finding #28 was in harmony.

Mr. Courchesne amended his **MOTION** to say that the sign proposed in the Special Permit application, as modified by this decision.

SECOND by Mr. Parsons. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to approve Special Permit SP 2009-3, amending Condition C-1 to authorize a freestanding sign totaling four square feet located on a stone pillar. **MOTION** carried unanimously 4 to 0.

Mr. Hassinger noted the Building Inspector should be informed of the Planning Board's change in the sign plan submitted.

**ACTION ITEM 2-D – CONSIDER DECISION DEFINITIVE PLAN APPROVAL –
“HANNA DRIVE” SUBDIVISION – 151 WORCESTER STREET**

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to make favorable Findings for F-1 through F-20, as amended to reflect the additional information received after the decision was written and to include the two typographical errors discussed.

DISCUSSION: The Board also noted two typographical errors in Finding F-9:
Section 4.1.4.2 – to read “Pavement *width*
Section 4.1.6.3 – second sentence to read...102.56 feet *along* the centerline

MOTION carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to deny Waiver W-1. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny Waiver W-2. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny Waiver W-3 and correction in the text of the draft to May 18, 2009. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to deny Waiver W-4. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny Waiver W-5 with amendment that should read...lights to be *placed*. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny Waiver W-6. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny Waiver W-7. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny the application for Definitive Subdivision Plan approval for the reasons that the Findings, specifically Finding F-14 for which no Waiver was requested, did not comply with the Subdivision

Rules & Regulations; and because the applicants requests for Waivers were denied, resulting in the application not being in compliance. **MOTION** carried unanimously 4 to 0.

ACTION ITEM 2-E – CONSIDER DECISION – SP 2009-1 SARGON HANNA – DETACHED TWO-FAMILY DWELLING IN R-20 ZONE – 151 WORCESTER STREET

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make favorable Finding for F-1 through F-17. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to make a favorable Finding for F-18. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make a negative Finding for F-19. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger for the purpose of Discussion, to make a negative Finding for F-20.

DISCUSSION: The Board discussed this Finding and Mr. Courchesne withdrew his Motion.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make a favorable Finding for F-20. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make a favorable Finding for F-21.

DISCUSSION: Mr. Hassinger noted there appeared to be a disconnect with this Finding, noting the applicant had stated a private driveway. Mr. Spinney also noted there had not been much discussion by the applicant on any condo association or trash collection.

MOTION by Mr. Courchesne to withdraw his Motion.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make a negative Finding for F-21. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to make a negative Finding for F-22. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to make a favorable Finding for F-23. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne to make a favorable Finding for F-24.

MOTION by Mr. Courchesne to withdraw his Motion.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to make a negative Finding for F-24. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to make negative Findings for F-25 & F-26. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, for favorable Finding for F-27 and with regard to F-28 that none were identified. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, for negative Findings for F-29 through F-35, noting that the two-family dwelling is contradictory and inconsistent. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to deny the Special Permit application because the application was contingent on the approval of a Definitive Subdivision Plan, which was denied by the decision of the Planning Board on May 18, 2009. **MOTION** carried unanimously 4 to 0.

PUBLIC MEETING

SITE PLAN 2009-2 ERIN HAND, (APPLICANT) – JOHN & ERIN HAND, (OWNERS) – 17 MAGNOLIA LANE

Mr. Parsons read the legal notice and Chairman Spinney opened the public meeting at 8:02 p.m. Present for the meeting were John & Erin Hand.

Mr. Hand reviewed the Site Plan application for the Board, stating the application was for a Family Day Care at 17 Magnolia Lane, that the interior and exterior meet or exceed the State requirements for day care and that Erin is fully licensed by the State.

MOTION by Mr. Hassinger, **SECOND** by Mr. Courchesne, to close the public meeting. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to direct Staff to draft a decision, taking into consideration all the information received and the findings and conditions discussed. **MOTION** carried unanimously 4 to 0.

PUBLIC HEARINGS

MODIFICATION OF DEFINITIVE PLAN APPROVAL – “MAGNOLIA FARMS” SUBDIVISION – WEBSTER BANK, N.A., (APPLICANT) – MAGNOLIA FARMS, LLC, (OWNER) – EXTEND CONSTRUCTION DEADLINE

Mr. Parsons read the legal notice and Chairman Spinney opened the public hearing. Present for the hearing were Attorney Kathleen Connelly of Murtha Cullina LLP, representing Webster Bank, N.A., and Kevin Quinn of Quinn Engineering.

Attorney Connelly informed the Board they were before the Board to request an extension to the construction deadline in order to continue working with Town Planner Stephen Bishop and Graves Engineering to complete the remaining outstanding items for the “Magnolia Farms” Subdivision.

Mr. Quinn stated that the infrastructure work has been finalized, there are some failed plantings to replace, some detention areas have failed and a lot of minor issues to complete.

Mr. Courchesne asked Mr. Quinn to summarize the responses made to Joseph Campisi’s correspondence concerning the bowing of the high retention wall in the subdivision.

Mr. Quinn informed the Board that the retention wall will need to be inspected and signed off on the structural integrity by a licensed geotechnical engineer. Mr. Quinn noted that because of the size of the wall, a building permit would have to have been issued by the Building Inspector for the work, adding that they were in the process of seeking the information from the Building Inspector’s office. Mr. Quinn also stated the plantings were scheduled to be replaced in a few weeks and the remainder of the issues will continue to be addressed.

Mr. Courchesne asked how long the final paving has been down and Mr. Quinn responded it’s been a little less than a year.

Mr. Courchesne also noted for the record there was correspondence from the Historical Commission with regards to scenic road requirements. Mr. Courchesne suggested this correspondence be followed up by Mr. Bishop and Ms. Morgan.

Attorney Connelly requested the Board determine whether the applicant can continue to proceed in addressing the outstanding issues with the public hearing left open. Mr. Hassinger stated that as long as the construction extension request was submitted to the Planning Office prior to the deadline, the work can continue, and also adding that the Board would like to see the subdivision complete all outstanding issues by the Fall.

Andrea Flaherty of 15 Magnolia Lane asked if the boundary markers were on the list of items to be completed soon. Mr. Quinn stated the bounds are in, but the drill holes need to be set.

Joseph Campisi of 14 Magnolia Lane asked Mr. Quinn who will look at the retention wall. Mr. Quinn stated an engineer with the appropriate qualifications to determine structural integrity. Mr. Campisi also expressed concerns if the subdivision receives a

continuance, will there still be an end date of this fall or will that change; and homeowners concerns for snow removal and road conditions throughout the winter.

Mr. Hassinger noted that Fall Town Meeting might be optimistic, but the Board will have to wait and see what accomplishments are made and the integrity of the roadway after being down 18 months. Mr. Hassinger stated that it looks more like Spring Town Meeting to him.

Mr. Parsons asked Attorney Connelly if they were aware of the Sewer Departments comments for #34 Magnolia Lane. Attorney Connelly stated they were aware but had not received any copy of the correspondence. Mr. Courchesne gave Attorney Connelly his "Magnolia Farms" modification folder to identify all correspondence and issues related to the completion of the subdivision.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to accept the applicant's written request to continue the public hearing to June 8, 2009 at 7:30 p.m. **MOTION** carried unanimously 4 to 0.

MODIFICATION OF DEFINITIVE PLAN APPROVAL – "CORTLAND MANOR" SUBDIVISION – ART-LOT ACRES DEVELOPMENT CORPORATION, (APPLICANT/OWNER) – EXTEND CONSTRUCTION DEADLINE

Chairman Spinney determined that there was no one present to represent the developer. Staff noted the Town Planner was still tracking the status on the bond through correspondence and would update the Board at the next meeting.

MOTION by Mr. Courchesne, **SECOND** by Mr. Parsons, to continue the public hearing to June 8, 2009 at 7:30 p.m. **MOTION** carried unanimously 4 to 0.

SP 2009-6 HILLTOP PROPERTIES, LLC (APPLICANT/OWNER) – "HILLTOP PLAZA" – 116 MILFORD ROAD

Mr. Parsons read the legal notice and Chairman Spinney opened the public hearing at 8:30 p.m. Present for the hearing were owner/applicant Rocco Addeo and his engineer Michael Weaver of Guerriere & Halnon Inc.

Mr. Courchesne informed Mr. Addeo that there were only 4 Board members present that will be eligible to vote, explaining that Mr. Qualey will be appointed as a voting member by the Chairman, but that his own resignation is effective on June 1, 2009, leaving a vacancy on the Board for 2 members. Mr. Courchesne noted that there will still be only the required minimum of 4 Planning Board members to vote, unless one of the two vacant seats is filled within the next few weeks.

Mr. Weaver asked the Board if they would be amenable to close the public hearing tonight. The Board responded that was not likely. Mr. Weaver argued that the lack of interest for members on the Planning Board put an undue burden on the applicant and should be the Board's problem.

Mr. Courchesne suggested the applicant go forward since there were abutters present to give testimony and that has been helpful in some cases to the developer of a project.

Chairman Spinney allowed a 10 minute break in order for Mr. Weaver to confer with his client on how he wished to proceed.

Mr. Weaver returned and stated his client wished to proceed and open the public hearing to testimony. Mr. Weaver informed the Board the proposed site is a 5 acre parcel; that 3½ acres will be developed with 62% of the site pervious, 38% impervious; and that it will contain two buildings of approximately 7,200 square feet each, with each building divided into 5 units and will likely be retail business establishments, such as hair dresser, professional office, realtor or convenience store. Mr. Weaver noted the access to the buildings is directly across from Violet Lane and they have a drive-thru from the rear of the buildings. Mr. Weaver also submitted to the Board a Traffic Impact Assessment as requested by the Board, correspondence from Chuck Bohoboy of the Sewer Department, revised plans and response to the second set of comments from Graves Engineering. Mr. Weaver reviewed Graves Engineering comments with the Board.

The Board asked Mr. Weaver to review and summarize the key points of the Traffic Impact Assessment. Mr. Weaver discussed the level of service for the Milford Road / Providence Road intersection, possible sight signals and other potential mitigation to offset the impacts of the proposed uses. Mr. Weaver noted that they don't anticipate a significant increase in traffic to the site as the proposed uses will serve local needs and not be a large regional destination site, such as Lowes or Home Depot.

Mr. Courchesne suggested the applicant should consider the Traffic Impact Assessment be reviewed by Graves Engineering.

Ronald Fairhurst of 21 Cherry Lane expressed concerns for the school-age children waiting for the school bus in the morning and drop-off in the afternoon directly across the street at Violet Lane. Mr. Fairhurst also noted that Agway Plaza at the bottom of the street was not able to place tenant business within their plaza with the present economy; and that Mr. Addeo had stated to him that he would not be starting the project until all the properties had been leased. Mr. Fairhurst asked the Planning Board to condition within the decision that no gas station be allowed and questioned the protection available to the Town if the applicant falls into bankruptcy due to the economic situation at this time.

Timothee Rodrigue of 31 Airport Road asked the Board to consider a condition in the decision requiring the buildings to have sprinkler systems, as part of a public law adopted at Town Meeting a few years ago to protect the firefighters.

Gregory Lagueux of 30 Alfalfa Drive expressed concerns to the Board that there were many homes directly across the street that may be affected by the lighting, traffic, and movement in and out of the area. Mr. Lagueux asked the Board to have more details provided to the Condo Association and those directly affected by the project.

Maria Price of 23 Daffodil Court expressed concerns for the traffic generated in the area, the lights, the school bus stop safety and the effects the terrible economy may have on any businesses that may move in, possibly resulting in an empty lot.

Chairman Spinney asked the applicant if he wished to respond to the comments.

Mr. Weaver stated that the school bus stops inside of Violet Lane and not directly on Milford Road. Mr. Weaver expressed concerns for the comment regarding that all sites would be leased prior to build-out of the project, stating that the project is a phased development. Mr. Weaver also noted that with regard to screening and lighting, the buildings will be properly screened, and since the project is set back from the roadway, so there will be no direct impact into the homes across the street. Mr. Weaver added that sprinklers were a building code issue; they have been told they may be required and if so, they will be installed. Mr. Weaver also added there is no traffic light proposed for the entrance.

Mr. Courchesne requested the applicant speak to the uses to be proposed and provide some specificity, noting a statement was submitted with the application referencing possible proposed uses and stating “no tenant will be allowed to maintain a 24-hour operation.”.

Mr. Weaver stated that the uses will be small businesses as suggested in the letter, and Mr. Addeo stated he would not commit to a specific time frame and that he had nothing to specify at this time regarding this question.

Mr. Courchesne also asked the applicant if he would be willing to voluntarily consider the more energy efficient stretch building code.

Mr. Addeo informed the Board that he would like to do something like that, but does not want it to be required and is looking at the feasibility of more “green” requirements. Mr. Courchesne requested Mr. Addeo look at the possibilities of a more “green” project. Mr. Weaver stated that he would look into it.

Ronald Fairhurst of 21 Cherry Lane informed the Board that all of the applicant’s previous comments to him were misinformation and asked what the time frame was for the construction of this project. Mr. Fairhurst also requested the Board require credentials from Mr. Addeo if he is undertaking the project himself, rather than hiring a contractor. Mr. Addeo added it is not clear at this time what he is doing.

Mr. Hassinger asked about the signage detail and Mr. Weaver responded it is in the plans submitted. Mr. Hassinger also questioned the feasible screening provided by Red Maples placed 40 feet apart.

Chairman Spinney questioned the applicant on the submitted statement of “no 24 hour operations”. Mr. Hassinger also requested a time frame of what hours of operation if not 24 hours. Mr. Addeo stated he was not ready to answer that question. Mr. Parsons asked Mr. Addeo if he was willing to include time constraints. Mr. Addeo stated he was not looking for 24 hours, but can’t say for sure.

Chairman Spinney asked Mr. Addeo if he was willing to commit to better screening if he was planning on being open later hours.

Mr. Hassinger noted there are 55 uses listed in the Zoning By-Laws, and the Board needs to know up front which types of uses are being considered, as some of them will make a difference in the Board’s approval. Mr. Courchesne remarked it was worth noting for the record that the Board of Selectmen’s comments questioned the uses and hours of operation proposed by the applicant.

Mr. Weaver informed the Board that they will look through the list of uses and try to narrow it down, but that they were not sure right now. Mr. Hassinger stated the uses need to be nailed down as close as possible, specifically any controversial uses.

Mr. Qualey asked if there will be only one sign for the Plaza or for the individual buildings. Mr. Hassinger added the Board will need the specific data submitted with regard to the sign.

Mr. Addeo stated he intended to have an internally illuminated sign similar to the one at the Credit Union, modified by the number of leases in the building.

Mr. Weaver reviewed the issues to address for the Planning Board for the next meeting: Review of traffic impact assessment with particular attention to level of service; detailed list of uses; stretch code request; possible revised screening; better defined hours of operation; and specifics of sign, and a review of the newly submitted materials by Graves Engineering.

MOTION by Mr. Parsons, **SECOND** by Mr. Hassinger, to continue the public hearing to June 8, 2009 at 7:30 p.m.

DISCUSSION: Maria Price of 23 Daffodil Court requested the Board require a market analysis be done to maintain a level of service.

Chairman Spinney stated he did not deem the analysis necessary.

MOTION carried unanimously 5 to 0.

Chairman Spinney received unanimous consent to return to the agenda items passed over to take the scheduled public hearings in a timely fashion.

MOTION by Mr. Courchesne, **SECOND** by Mr. Hassinger, to accept the open session minutes of April 27, 2009 as drafted. **MOTION** carried unanimously 4 to 0.

CORRESPONDENCE

Chairman Spinney noted the invitation in the mailboxes for the Fire Station's grand opening on Sunday, May 31 from 1 to 3 p.m., inviting the Planning Board members.

REPORTS FROM PLANNING BOARD REPRESENTATIVES ON TOWN COMMITTEES AND CMRPC

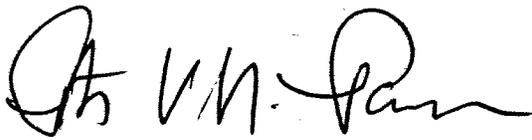
Mr. Hassinger announced that he is likely to be Chairman of the CMRPC, for which he has been the Vice-Chair.

Staff informed the Board that Mr. Courchesne was on record with the Registry of Deeds to sign the ANR plans in the absence of Mr. Bishop.

MOTION by Mr. Parsons, **SECOND** by Mr. Courchesne to have Mr. Courchesne sign the ANR for the convenience of the applicant. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Spinney, **SECOND** by Mr. Hassinger, to adjourn the meeting. **MOTION** carried unanimously 4 to 0.

The meeting was adjourned at 9:47 p.m.



Peter Parsons, Clerk

