

SCITUATE PLANNING BOARD MINUTES June 10, 2021

Members Present: Ann Burbine, Chair; Patricia Lambert, Vice Chair; Rebecca Lewis, Clerk; Benjamin Bornstein and Bob MacLean, Alternate.

Others Present: Karen Joseph, Town Planner; Shari Young, Planning Administrative Assistant.

Members absent: Stephen Pritchard.

See Sign-in List for names of others present at this meeting.

Location of meeting: Selectmen's Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate.

Chairman Burbine called the meeting to order at 6:32 P.M. The meeting was conducted in compliance with the Governor's executive order modifying the Open Meeting Law regulations for remote participation during the COVID-19 health pandemic. The meeting was being recorded for airing on local cable television.

Documents

- 6/10/21 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Burbine indicated there was a posted agenda. Mr. MacLean seconded the motion for the posted agenda and the vote was unanimously in favor.

Roll Call to call the meeting to order:

A roll call vote was taken to open the meeting.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein - yes
Ms. Lewis – yes
Mr. MacLean - yes

Form A – ANR Plan - 48-52 New Driftway
Assessor's Map/Block/Lot 53-3-9 and 53-3-10F
Applicant: Petro Realty Corp
Owner: CCO Holdings LLC

Documents

- PDF 20-571 ANR Application, Deed, Tax Documents & Plans
- PDF Stamped ANR Plan
- PDF Transmittal 48-52 New Driftway
- Comments from Sewer Department dated 6.1.21
- Doc DRAFT Motion Form A 48-52 New Driftway

Attendees: Hal Choubah, Choubah Engineering Group; Aaron Cutler, Owner

Ms. Burbine indicated the Form A is to join the two lots together.

Ms. Joseph said the Board conditioned as part of the special permit a Form A needed to be done to join the two lots so all the buildings would properly fit into zoning, etc.; this Form A is doing that and she recommends endorsement.

Mr. Cutler had not additional comments.

Motion:

Ms. Burbine move to endorse as Approval Not Required a Plan of Land 48-52 New Driftway, Scituate, MA, stamped by Brian J. Murphy, Registered Land Surveyor, for applicant Petro Realty Corp. and owner CCO Holdings LLC dated May 20, 2021 with revisions through May 26, 2021 as the division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or change in lot line which does not alter the existing frontage as required by the Scituate Zoning Bylaw and the plan is showing a combining of the two existing lots.

Ms. Lewis seconded the motion; a roll call vote was taken and was unanimously in favor.

Ms. Burbine - yes

Ms. Lambert – yes

Mr. Bornstein – yes

Ms. Lewis – yes

Mr. MacLean - yes

Discussion Surety – 48-52 New Driftway – Gas Backwards

Documents

- Doc memo 6-4-21
- Doc Scituate site final

Ms. Joseph indicated the applicant submitted an estimate for surety based on site and off-site improvements; the off-site improvements are less than \$10,000, all surety has been combined even though it was conditioned to be two separate sureties. The amount has been reviewed by the Town's consultant and he opined everything looked appropriate. Ms. Joseph recommended with a 15% contingency included the amount for surety be set at \$1,705,200.00 and the form of surety to be acceptable to the Treasurer/Collector and the content acceptable to Town Counsel. The surety will likely be in the form of a bond.

Mr. Cutler asked for some further explanation on the surety; they are getting surety for all the improvements on the land, he asked if the project was never built would the Town step in and build it. Ms. Joseph said no and explained the function of surety. Surety is to protect the Town when a project has conditions and in case there is an issue or liability; the Town would never step in and build the development, but if the Town had to secure the site to leave it in a safe condition it would do that. As part of Site Plan Review the Board can require Surety and it is required on most every project.

Mr. Cutler asked if the \$1.7M is a logical number for what the Town would need to secure the site. Ms. Joseph said it is more, but it's based on the estimate for what was in the decision, site improvement, site excavation, etc. all those things require to be part of surety.

Motion:

Ms. Burbine moved to require surety for the Site Plan Administrative Review/Special Permit/Stormwater Permit issued by the Planning Board dated 2/16/2021 for 48-52 New Driftway for applicant Petro Realty Corporation to be \$1,705,200 based on the applicant's estimate for on-site and off-site improvements including a 15% contingency as John Chessia, the town's consulting engineer has suggested. The form of surety to be acceptable to the Treasurer/Collector and content acceptable to Town Counsel.

Ms. Lewis seconded the motion; a roll call vote was taken and was unanimously in favor.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein – yes
Ms. Lewis – yes
Mr. MacLean - yes

Vote Endorsement of Plans – 48-52 New Driftway – Gas Backwards

Documents

- PDF 20-571 Civil Plans Revised 5-24-2021
- Doc Post Decision Review 2
- PDF Sheet #4 Revised

Ms. Joseph indicated one of the conditions is that the plans be endorsed and recorded. She indicated both she and Mr. Chessia have reviewed the mylars and everything required to be added from the decision has been done.

Motion:

Ms. Burbine moved that the Planning Board endorse the Site Plan Administrative Review/Special Permit in the Greenbush Village Center and Neighborhood District for the Proposed Gasoline Filling Station, Convenience Store & Restaurant/Food Service at 48-52 New Driftway, Scituate, Massachusetts, prepared by, Choubah Engineering Group, P.C. dated June 23, 2020 with revisions through 5-24-21 consisting of Sheets 1-13 and a Landscape Plan and condition sheets C-1 and C-2 for Petro Realty Corp., applicant and owner CCO Holdings, LLC.

Ms. Lewis seconded the motion; a roll call vote was taken and was unanimously in favor.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein – yes
Ms. Lewis – yes
Mr. MacLean – yes

Minutes
Documents

- Meeting minutes 5.27.21

Ms. Lewis moved to approve the meeting minutes for May 27, 2021.

Ms. Lambert seconded the motion; a roll call vote was taken; the vote was unanimously in favor.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein - yes
Ms. Lewis – yes
Mr. MacLean - yes

Accounting
Documents

PO #2110162 (\$2677.15), PO #2110149 (\$585.00), PO #2110150 (\$390.00), PO #2110151 (\$458.60), PO #2110100 (\$300.00), PO #2110104 (\$2,100.00), PO #2110230 (\$53.06), PO #2110268 (\$1,725.00)

Ms. Lewis moved to approve the requisition of \$2,677.15 to Horsley Witten for peer review services at Seaside at Scituate, for \$585.00 to Chessia Consulting for peer review services at 48-52 New Driftway, for \$390.00 to Chessia Consulting for peer review services at 18 Ford Place, for \$458.60 to Chessia Consulting for peer review services at 0 Rear Country Way – Residential Compound, for \$300.00 to Merrill Corporation for peer review services at 115 Grove Street, for \$2,100.00 to Merrill Corporation for peer review services at The Residence at Driftway Place, for \$53.06 to WB Mason for office supplies, for \$1,725.00 to Horsley Witten for peer review services at 43 Watch Hill Drive.

Mr. Lambert seconded the motion; a roll call vote was taken and was unanimously in favor.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein – yes
Ms. Lewis – yes
Mr. MacLean - yes

Liaison Reports:

Ms. Lambert shared that she saw concrete being poured on 3A, Herring Brook Meadow.

Mr. Bornstein discussed a project that he is doing on his property that was approved by the ZBA.

Planning and Development – reported by Ms. Joseph:

- Starting June 24th meetings will go back to in person - Board members and applicants
 - Board discussed keeping the meeting at 6:30pm
- Seaside at Scituate

- Hatherly Road and Sixth Ave. have been paved
 - Temporary Occupancy permit for the club house, status of the pool unknown
 - Planning Board office has not received a final As-built for the club house
- 18 Ford Place
 - Going well, house as been demolished, excavating for the foundation and some drainage has gone in
- Master Plan final comments due by Monday
 - 39 comments received
 - A lot of comments coastal related
 - Mostly favorable comments
 - Consultant will be here on June 24th to give an update and summary
 - Contract ends at the end of the month
 - Board to decide if Master Plan should be on the Fall Town Meeting
 - Master Plan website will be taken down at the end of the month
 - Materials will be maintained on the town website
- June 24th Meeting
 - Two Scenic Road Hearings
 - National Grid – removing trees on Old Oaken Bucket Road and Maple Street
 - Trees are posted
 - 533 Country Way
- Senior Center
 - Light study in progress
 - Parking monitoring study to start around August 1, 2021
- Drew Company
 - Started construction
 - Storing reclaimed asphalt at 108 Stockbridge Road
 - Trucking/exporting over the next month
 - Parking change
 - Proposing a revision to handicapped parking space that was approved as part of the Special Permit
 - 13 parking spaces parallel along Old Driftway
 - One spot is handicapped
 - DPW and Horsley Witten opine the spot does not work
 - Also, area where there is morning loading
 - Ms. Joseph recommends the handicapped space move to a location within the site.
 - Space could be moved to other side of the handicapped space already on the site
 - Full ADA access from that location
 - Board agreed with the recommendation as a minor field change
 - The site is fully ADA compliant
 - The original location of the handicapped space on the street was a “nice to have”
 - Final engineering has shown it cannot work and is not safe.
 - South Lane changed to 20’ wide with mountable curb as requested by Fire

- Providing more green space between property line and adjacent property
- Working on Zoning for Fall Town Meeting and need to finish Stormwater Regulations
 - Stormwater
 - Last meeting with working group was in December 2019
 - Propose to send the Board work done thus far, will have 1-2 informal discussions and then a public hearing later in summer
 - Goal is to change the regulations to comply with the bylaw that was passed several years ago; not to change the bylaw
 - Will need to be redone when Coastal Storm Flowage is added
 - State is working on the standards - close to being done in the next year

Ms. Joseph left the meeting to try and contact Mr. Mirabito for 626 Chief Justice Cushing Highway.

The Board discussed several different items happening in current events and around town.

- Article in Boston Globe about rental housing market on Vineyard and Nantucket and how difficult it is
 - Same issues happening in Scituate
 - How can the issue be addressed here in town?
 - There is no multi-family in the Vineyard
 - No housing for people working on the Vineyard or Nantucket
 - Scituate not as dependent on the short-term rental
 - Cedar point used to be winter rentals, but now has all changed
 - Some winter rentals still available in Scituate
 - MV and Nantucket people buying into land banks so land won't be built on, so density does not increase
 - MV thinking of having 1%-2% fee for sale of property over a certain size to go into an affordable housing bank to try and help renters
 - Real Estate Lobby opposes
- Real Estate market is crazy
 - Homes going for \$150K over asking price
- Shellfish discussion
 - Going to trial
 - Town has rejected all applications, so town no longer part of the lawsuit
 - Friends of Bassings Beach and Town of Scituate still in a legal battle
 - Title of the lands goes back to the original Colony
 - Exhaustive title search
 - Unknown when it will end
 - Town could move ahead and not engage in the pieces of land that are under litigation – unknown what the plan is
 - Amount of land in litigation is unknown
- Well 19 is back on line
- Sunset Point – still in probate, land acquisition from CPC
- Mordecai Lincoln property waiting on purchase and sale agreement
- Boys Scouts looking to use open space in West End near Damon
 - Frank Snow involved in the conversations

- Charter Review Committee going through one last time and will be brought to Town Meeting
- Contract with Judi Barrett to work on Lot Shape Factor for Zoning
- Cohasset passed a bylaw about Lot Clearing – Ms. Lambert working to get more information
 - Lot cannot be cleared more than 70% to build a new building
 - 100% lot clearing not allowed
 - Large Lot plans
- 0 Country Way – Residential Compound Development
 - Project to start on Monday
 - Received Bond for \$1M per the decision
 - Street Opening Permits and Curb Cut permits have been received
 - Testing prior to construction - data has been received and confirms the assumptions made in calculations regarding groundwater
 - There is very good gravelly soils where the development is proposed
 - Scheduled to take 3-4 months to get the road in prior to any home construction
- Curtis Estates
 - Not much activity
 - All but one lot started
 - Supply issues
 - Anticipate sidewalk will be rebuilt on Ann Vinal Road over the summer
 - Stonewall has not been fixed
- Sewer no updates, Cohasset stumbling block
- Hull Schools enrollment down significantly
 - New apartments built all 2 bedrooms – precluded families
 - Demographics have changed retirees, etc.
- Board to pursue zoning for “clearing” and land alteration
 - Similar to zoning passed in Cohasset

**Continued - Public Hearing – Special Permit Accessory Dwelling – 129 Stockbridge Road
Assessor’s Map/Block/Lot 54-1-41
Applicant/Owner: Kyle and Eunice Zarycki**

Documents

- PDF 13Zarycki, Tracy 129 Stockbridge rd Scituate MA 02066
- PDF 129 Stockbridge Road – Scituates
- PDF DOC343
- Doc DRAFT Motion 129 Stockbridge Road A-D 1

Attendees: Tracy Sharkey, GBI Builders;

Ms. Sharkey indicated revised plans and building plans have been resubmitted, soil testing completed to verify ground water, comparison of existing building structure to proposed accessory structure on A5 of new plan set. Applicant did not do the circular drive; thought it was detrimental to have 2 exits off the side road of Lynda Lane, siding on the existing and proposed structures will match.

Ms. Brubine indicated there are only 4 voting members present and this takes a super majority because it is a special permit; Ms. Lewis is not able to vote as she did not complete a Mullin for missing one of the meetings.

Ms. Sharkey understood.

Ms. Joseph indicated a new site plan was submitted which includes the test pit data and shows the 3' separation above ground water for the WRPD requirements; the accessory dwelling has been moved on the site and will not be visible from Stockbridge Road, comparison of the structures has been provided. She indicated DPW does not have any issue with the circular driveway the Board will need to decide if there is issue with the parking or circulation. Ms. Joseph said the question before the Board is if the accessory dwelling is subordinate to the primary dwelling; it meets the criteria 825 sq. ft. is 39.17% of the primary dwelling.

Mr. Bornstein said the new layout is much improved and he opines the structure will appear subordinate.

Mr. MacLean did not have any issues; it meets the criteria of less than 40% of the primary dwelling and will be subordinate.

Ms. Lambert opined it meets all the bylaws, but if this were a commercial project and it was sent to Design Review there would be some questions; aesthetically it just makes it as subordinate. She said it still looks like to 2 houses to her and it will look awkward from Lynda Lane and the parking could be an issue. She said the Board cannot decide based on aesthetics, it is just under the 40%. She opined the Board keeps approving things just under the 40%, eight tenths of a percent for an accessory dwelling; she can not deny it, but that is how she feels.

Ms. Burbine agreed with Ms. Lambert; the size of the foundation is basically the same size as the foundation of her home, it is a small house and the comparison does not show much difference. She said the Board does like to encourage accessory dwellings; she is still advocating for the circular driveway and asked if the homeowners would consider making that change. She would be far happier with this project with a circular driveway. Ms. Burbine asked if the applicants would do the circular drive. Ms. Sharkey said yes, her clients would agree to the circular driveway.

No Public Comment.

Motion:

Ms. Burbine moved to make the following Findings of Fact:

1. On February 16, 2021, Kyle and Eunice Zarycki applied for a special permit for a detached accessory dwelling on the property at 129 Stockbridge Road.
2. According to Town of Scituate Assessor's records and the deed, the property at 129 Stockbridge road is owned by Kyle and Eunice Zarycki.
3. The property is in the Residential R-2 Zoning District and the Water Resource Protection District.

4. Based on a revised floor plan dated 5/14/2021 by the applicant, the floor area of the proposed accessory dwelling will be approximately 825 sq. ft. This is 39.17% of the total square footage of the primary dwelling which is 2,110.78 sq. ft. according to the revised plans. The Assessor's card indicates the net square footage of the dwelling to be 2,106 sq. ft. Based on the Assessor's card, the floor area of the accessory dwelling is 39.17% of the area of the primary dwelling and meets the size requirement of 530.2F as it is below 40%. The zoning bylaw for accessory dwellings allows 750 sq. ft. or 40% of the total square footage of the primary dwelling, whichever is greater. The accessory dwelling is subordinate to the existing single-family home as its location on the lot is such that it should not be visible from Stockbridge Road.
5. The Accessory dwelling unit will be a complete separate housekeeping unit and there will be only one accessory dwelling on the lot.
6. The proposed detached accessory dwelling structure meets all the required setbacks, building height and yard requirements for a primary dwelling.
7. The proposed accessory dwelling is located on the east side of the primary dwelling. Access will be via a driveway off of Lynda Lane. No proposed walkways are shown on the Plot Plan.
8. The appearance of the accessory dwelling is in keeping with the appearance of the primary dwelling as the siding for both dwellings will be the same.
9. The Plot Plan dated 10/8/20 revised through 5/26/21 by Guaranteed Builders and Developers shows a gravel driveway for the existing parking and an area off of the existing parking for the proposed parking for the accessory dwelling both off of Lynda Lane. Both are proposed as gravel parking. Neither parking area is dimensioned. The parking area shows that it will be possible to have two parking spaces for the primary dwelling and two for the accessory dwelling with a turnaround area in front of the accessory dwelling. Ample parking is provided for the accessory dwelling.
10. The owners have submitted a signed, notarized statement that they occupy and will continue to occupy the residence at 129 Stockbridge Road.
11. The proposed accessory dwelling requires a separate water service with new water connection fees and cost of new service to be paid by the applicant as indicated by the Water Division. The applicant will be required to obtain a sewer connection permit and pay a sewer connection fee for the accessory dwelling as indicated by the Sewer Division.
12. Requirements of the Fire Department must be met for the detached accessory dwelling.
13. Stormwater runoff from the roof area of the accessory dwelling must be recharged on the site to comply with the Water Resource Protection District requirements. Infiltrators and their bottom are 3 feet above the groundwater elevation.
14. The application meets the standards of the Scituate Zoning Bylaw for an Accessory Dwelling Special Permit.

Mr. Lambert seconded the motion; a roll call vote was taken and was unanimously in favor.

Ms. Burbine - yes

Ms. Lambert – yes

Mr. Bornstein – yes

Ms. Lewis – yes

Mr. MacLean - yes

Ms. Burbine moved to approve the Special Permit for an accessory dwelling at 129 Stockbridge Road with the following conditions in addition to the standard conditions for accessory dwellings approved by the Planning Board after a public hearing on 12/17/15:

1. Except for any changes necessary to meet these conditions, any construction shall substantially conform to Plot Plan for 129 Stockbridge Road by Guaranteed Builders & Developers Inc. dated 10/8/20 with revisions through 5/26/21; 27'6" x 30' Accessory Dwelling for 129 Stockbridge Road by Guaranteed Builders and Developers, Inc. dated 5/14/2021 consisting of a cover sheet, sheets A-1, A-2, A-3, A-4 and A-5.
2. The number of bedrooms in the accessory dwelling is limited to one in the location and size indicated on the floor plan submitted with the application.
3. No further expansion of the accessory dwelling floor area is allowed without further review by the Planning Board.
4. Upon occupancy of the accessory dwelling, the applicant shall provide a notarized affidavit that he/she is living in one of the dwelling units. A yearly certification that the owner occupies one of the dwelling units must be provided by March 1 yearly.
5. The accessory dwelling shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire and health codes and bylaws.
6. Water connection must meet all requirements of the DPW Water Division for the accessory dwelling including a separate water service for the accessory dwelling with water connection fees.
7. The sewer connection must meet all of the requirements of the DPW Sewer Division for the accessory dwelling including payment of an \$8,000 sewer connection fee.
8. Any lighting installed shall be down lighting to not shed light on abutting properties.
9. Construction work shall not begin prior to 7:00 am weekdays and 8:00 am on Saturdays and shall cease no later than 7:00 pm or sunset whichever is earlier. No construction shall take place on Sundays or legal/federal holidays. Construction includes idling of vehicles, delivery of materials to the site and all other construction activities.
10. Runoff from the proposed accessory dwelling shall not be increased from the property.
11. Runoff from the proposed accessory dwelling rooftop must be designed to recharge the first 1 inch of rainfall with the infiltration devices having a three-foot minimum separation between the bottom of the structure and the maximum groundwater elevation.
12. Erosion and sedimentation control devices shall be installed to prevent any erosion or sedimentation from leaving the site during construction. Silt sock shall be used as necessary.

13. No finished slope shall be created that exceeds 25% with the exception of side slopes associated with new road construction.
14. An artificial recharge system for precipitation shall be provided that will not result in the degradation of groundwater quality if the lot is rendered to have more than 15% or 2,500 sq. ft. whichever is greater, of impervious surface.
15. The applicant is encouraged to provide a circular driveway and will install it unless the DPW objects to the curb cut permit.

The standard conditions for accessory dwellings approved by the Planning Board on 12/17/15 shall be conditions of this decision and shall be included for recording at the Registry of Deeds.

- A. The applicant shall meet all requirements of the Building Department, Board of Health, Department of Public Works, Fire Department, Water Department, Conservation Commission and other town agencies.
- B. The property shall contain a maximum of two dwelling units, the primary dwelling and the accessory dwelling as proposed. The footprint, number of bedrooms and/or square footage shall not be increased without prior approval of the Planning Board.
- C. The owner of the property shall reside on the property as long as it contains an accessory dwelling unit.
- D. The Planning Board may require an on-site inspection for conformance to the approved plans and these conditions prior to the issuance of a Certificate of Occupancy for the accessory dwelling.
- E. An Accessory Dwelling Special Permit Certification of Ownership and Occupancy signed by any new owner shall be provided to the Planning Board within seven days of the closing of the sale of the house. It is recommended that this be signed at the closing.
- F. At any time, at the request of the Planning Board the owner shall provide a notarized affidavit indicating that either the primary or accessory unit is owner occupied.
- G. No on-street parking by occupants of the primary or accessory dwelling shall be permitted at any time.
- H. Construction vehicles/equipment shall not idle, be parked, stored, loaded or unloaded in the street.
- I. This Special Permit shall be void if it is not recorded at the Registry of Deeds within 90 days of the date of filing with the Town Clerk. The owner shall provide proof of this recording to the Planning Board.

- J. This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with MGL Chapter 40A, Section 9.
- K. The Planning Board reserves the right to review compliance with this special permit at any time. This Special Permit shall terminate if the use is not in accordance with this decision and its conditions.

Mr. Bornstein seconded the motion; a roll call vote was taken and was unanimously in favor.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein – yes
Mr. MacLean - yes

**Form A – ANR Plan – 626 Chief Justice Cushing Highway
Assessor's Map/Block/Lot 31-02-11A and B
Applicant/Owner: Thomas Laperle**

Documents

- PDF 4206 ANR filing pkg 5-26-21
- PDF 4206-FMA-5-24-21
- Doc 626 Chief Justice Cushing Highway – Water Comment
- Doc Transmittal 626 CJC Hwy
- Doc DRAFT Motion Form A 626 CJC 2
- Doc DRAFT Motion Form A 626 CJC 1

Attendees: Paul Mirabito, Ross Engineering

Mr. Mirabito indicated the plan has been resubmitted with edits requested.

- Surveyed the location of the existing driveway now shown on the plan
- Showing the proposed easement for the common driveway
 - Driveway will be in same location of the existing driveway
 - Driveway will service 3 lots instead of 2
- Added notes that the lots are “unbuildable”
- Modified note number 7 on the plan

Ms. Joseph indicated there was an in-person meeting with Town Counsel and the plan and the notes were reviewed. The notes were changed per the request of Town Counsel, all the lots are labeled “not a buildable lot”. Town Counsel opined the plan is endorsable.

Motion:

Ms. Burbine moved to endorse as Approval Not Required a Plan of Land in the Town of Scituate, MA, 626 Chief Justice Cushing Hgwy, stamped by Paul Joseph Mirabito, Registered Land Surveyor, for applicant/owner Thomas Laperle dated April 28, 2021 as the division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has

frontage of at least the distance presently required by the Scituate Zoning Bylaw on the public way of Chief Justice Cushing Highway and the lots have been labelled not buildable lots. The notes clarify that the lots are not buildable until and unless the Planning Board issues a special permit for a common driveway. Access for the common driveway is proposed at the existing driveway. Planning Board endorsement of this plan is not a determination as to conformance with zoning regulations.

Ms. Lewis seconded the motion; a roll call vote was taken and was unanimously in favor

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein – yes
Ms. Lewis – yes
Mr. MacLean - yes

Documents

- Email to the Board from Karen Joseph dated 6.4.21 with meeting materials for 48-52 New Driftway, 129 Stockbridge Road and 626 Chief Justice Cushing Highway
- Email to the Board from Shari Young dated 6.4.21 with agenda for 6.10.21
- Email to the Board from Karen Joseph dated 6.7.21 with meeting materials for 48-52 New Driftway.
- Email to the Board from Shari Young dated 6.7.21 with DRAFT meeting minutes from 5.27.21
- Email to the Board from Karen Joseph dated 6.8.21 with meeting materials for 626 Chief Justice Cushing Highway

These items were distributed to the Board electronically.

Mr. Bornstein moved to adjourn the meeting at 7:57 p.m. Ms. Lewis seconded the motion; the vote was unanimously in favor.

Ms. Burbine - yes
Ms. Lambert – yes
Mr. Bornstein – yes
Ms. Lewis -yes
Mr. MacLean -yes

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Rebecca A. Lewis, Clerk

Date Approved: June 24, 2021