



## TOWN of WILMINGTON

### DEPARTMENT OF PLANNING & CONSERVATION

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TOWN OF WILMINGTON, MA

### Planning Board Minutes June 9, 2020

The Planning Board met on Tuesday, June 9, 2020. In an effort to protect the health of residents during this COVID-19 pandemic and in light of directives from Governor Baker prohibiting assemblies in excess of 10 people in indoor spaces, the joint meeting and public hearing of the Finance Committee and Planning Board utilized a virtual (Zoom) format. The meeting, scheduled at 7:00 p.m. in the High School auditorium, was opened at that time but was recessed and continued to 7:30 p.m. via Zoom. This virtual meeting provided information about the proposed changes to the Town's zoning bylaw and the Town and School budgets proposed for the fiscal year beginning July 1, 2020. Members of the public seeking to ask questions or offer comments did so via Zoom meeting and public hearing. Individuals could hear the discussions by dialing 1-646-558-8656, entering Meeting ID 893 1378 9601 and then pressing # on their keypad. A voice prompt asked the caller for a participant ID which could be ignored by pressing # again to continue. The meeting was broadcast on WCTV (Channel 9 – Comcast/Xfinity or Channel 37 Verizon FiOS and live streamed on [wctv.org/live](http://wctv.org/live). Members of the public wishing to ask questions or offer comments as part of the public hearing could do so by dialing the previously stated number and pressing \*9 on the keypad. The Zoom meeting facilitator would be notified that a caller wants to comment. Callers were unmuted in the order they indicated a desire to speak. Once the caller completed their comments they were muted and the next caller had an opportunity to speak. Everyone wishing to speak was accommodated to allow full access to this important public hearing.

Following the review of zoning articles and taking public comment of said articles, the Planning Board members continued in their own Zoom meeting to discuss recommendations. This meeting was broadcast on WCTV (Channel 22 -Comcast/Xfinity or Channel 38 Verizon FiOS and live streamed on [wctv.org/meetings](http://wctv.org/meetings). Members of the public that wished to listen to the audio of the Planning Board meeting by phone did so by dialing 1-646-558-8656, entering Meeting ID 878 3507 9783 and then pressing # on their keypad. A voice prompt asked the caller for a participant ID. This could be ignored by pressing # again to continue.

John F. Doherty, III, Finance Committee Chair, took roll call. Present Finance members were Theresa M. Manganelli, Jonathan M. Dugas, Marianne Gallezzo, Michele Kincaid, Bernard P. Nally, Jr., Hirak Shah, Kevin Stokes. Leigh J. Martinson was absent. John Doherty asked Michael Sorrentino to take a roll call. Present Board members were Randi Holland, Terence Boland, Sean Hennigan, and Angela Marcolina. Valerie Gingrich, Director of Planning & Conservation, and Sierra Pelletier, Assistant Planner were also present.

John Doherty explained that Town Meeting will be conducted at the High School softball field located between the football field and Wildwood Street on June 27, 2020 at 9:00 am. He explained the rules for meetings in accordance with the Governor's Executive order. He said Town Election is June 20, 2020 from 8:00 am. to 8:00 pm. and said the information to vote can be found on the Town's website. J. Doherty explained that residents wishing to speak at this hearing should state their name and address and please stay on topic. He said on the Finance Committee portion, residents have up to 3 minutes for their questions and comments before having to get back in queue. John Doherty turned the meeting over to Michael Sorrentino to

chair the Planning Board public hearing on zoning, sale of Town-owned land and other articles of interest to the Planning Board.

**ARTICLE 57:** To see if the Town will vote to amend the Zoning Map of the Town of Wilmington by rezoning the following parcels from Residence 60 to Residence 20; or to take any other action related thereto.

Map 83, Parcels: 16A, 25, 27, 28, 30, 30A, 31, 31A, 31B, 32, 33, 33A, 34

Map 84, Parcels: 4, 6, 7, 8, 9, 10, 10A, 11, 12, 13, 14, 14A, 14B, 15, 17, 18, 19, 20, 20A, 21, 21A, 21B, 22, 23A, 23B, 23C, 24, 28, 29, 30, 30A, 31, 31A, 32, 33, 35, 37, 42, 43, 46A, 47, 48, 49, 49B, 49C, 50, 51, 53, 54, 54A, 55, 55A, 56, 56A, 56B, 57A, 58, 59, 59A, 59B, 60, 61, 62, 63, 63A, 64A, 64B, 65A, 65B, 66, 67, 69, 70, 71, 72, 73, 74, 76, 79, 86, 89, 91, 92, 93, 94, 97, 98, 99, 101, 103

Map R2, Parcels: 1A, 2

Map 84 Parcel 194-44 (24 McDonald Road)

Map 84 Parcel 303-30B (36 Salem Street)

Portions of parcels:

Map 83, Parcels: 11, 13, 14, 15, 15A, 16, 24, 24A

**Planning Board**

M. Sorrentino recused himself. R. Holland read Article 57 completely. She said the article rezones the parcels in the vicinity of McDonald Road from R60 to R20 to reflect existing lot sizes in the area. V. Gingrich provided a map showing Salem Street and McDonald Road coming off Salem. She said individuals in this area often come to Town Meeting to rezone their parcel along with a neighbor's parcel. The Board has requested that this area be comprehensively addressed. She said the setbacks with the current zoning are difficult to meet which makes it difficult for folks to put on additions or pools and to do more with their lot. This article takes R60 lots and rezones them to R20, which will require lower setbacks and better reflects the sizes of the lots. V. Gingrich said this rezoning will not impact the newer development in that area.

R. Holland asked if any member of the Finance Committee or Planning Board have any questions. There were none. She asked J. O'Neil if there were any audience members wishing to speak. There were no questions or concerns from the audience.

R. Holland turned the meeting over to M. Sorrentino.

**ARTICLE 58:** To see if the Town will vote to amend the By-Laws of the Inhabitants of the Town of Wilmington, Revised by amending Section 51, Comprehensive Stormwater Management By-law, as follows; or take any other action related thereto.

1. By amending Section 51.1.2 by adding a new Section 1.2.6 that reads as follows and renumber the remainder of the section:

Require Low Impact Development (LID) site planning and design strategies to the maximum extent feasible;

#### **51.1.2 PURPOSE**

The purpose of this Bylaw is to regulate discharges to the Municipal Separate Storm Sewer System (MS4) to protect the Town of Wilmington's water bodies and groundwater and to safeguard the public health, safety, welfare and the environment. Increased and contaminated stormwater runoff associated with construction sites, developed land uses and the accompanying increase in impervious surface are major causes of impairment of water quality and flow in lakes, ponds, streams, rivers, wetlands and groundwater. This is accomplished through the following:

- 1.2.1 Institute water resource protection measures identified in the Supplemental Final Comprehensive Water Resource Management Plan / Environmental Impact Report - Commonwealth of Massachusetts EOE File Number 8844 (CWRMP);
- 1.2.2 Protect groundwater and surface water from degradation
- 1.2.3 Promote groundwater recharge;
- 1.2.4 Require practices to control the flow of stormwater from new and redeveloped sites into the Town storm drainage system in order to prevent flooding and erosion;
- 1.2.5 Require practices that eliminate soil erosion and sedimentation and control the volume and rate of stormwater runoff resulting from land disturbance activities;
- 1.2.6 Require Low Impact Development (LID) site planning and design strategies to the maximum extent feasible;
- 1.2.7 Prevent pollutants from entering the Town's municipal separate storm sewer system (MS4) and minimize discharge of pollutants from the MS4;
- 1.2.8 Ensure that soil erosion and sedimentation control measures and stormwater runoff control practices are incorporated into the site planning and design process and are implemented and maintained;
- 1.2.9 Ensure adequate long-term operation and maintenance of structural stormwater best management practices so that they work as designed;
- 1.2.10 Comply with state and federal statutes and regulations relating to stormwater discharges; and
- 1.2.11 Establish the Town's legal authority to ensure compliance with the provisions of this By-law through inspection, monitoring, and enforcement.

Nothing in this By-law is intended to replace the requirements of either, the Town of Wilmington Zoning By-law, General By-law, or any other By-law that may be adopted by the Town of Wilmington. Any activity subject to the provisions of the above-cited By-laws must comply with the specifications of each.

2. By amending Section 51.2.1 by inserting the words "roadway construction" after the words "utility line work" to read as follows:

**51.2.1** No person undertaking construction activity that requires a Planning Board review (including new residential subdivisions and multi-family development, new commercial/industrial development or commercial/industrial redevelopment), a Building Permit (such as new single family residential development or redevelopment), utility line work, roadway construction, or any other threshold set forth in sections 2.2, 2.3, or 2.4 of this Bylaw may proceed without obtaining a Stormwater Management Permit (SMP) or a Simple Stormwater Management Permit (SSMP) from the Planning Board.

3. By amending Section 51.2.2 by inserting the word "Permit" in the title, deleting Section 2.2.2.b, and inserting the words "but less than 43,560 square feet of land (1 acre)" within Section 2.2.1.a to read as follows:

**51.2.2 Stormwater Management Permit (SMP)**

A Stormwater Management Permit (SMP) is required for the following:

2.2.1 Any activity that will disturb or alter 20,000 square feet or more of land, or which is part of a common plan for development that will disturb or alter 20,000 square feet or more of land, except that:

- a. Single-family construction on residential lots on existing roadways with no required roadway improvements (Existing Lots or Approval Not Required Lots) that disturbs more than 20,000 square feet of land but less than 43,560 square feet of land (1 acre) in aggregate (Maximum 4 Lots or less) shall be required to obtain a Simple Stormwater Management Permit (SSMP) for each lot instead of a SMP.

2.2.2 Any activity that must undergo Site Plan Review per the Wilmington Planning Board Site Plan Review Rules and Regulations, except that:

- a. A Site Plan change of use that does not alter the site and does not trigger Standard 5 of the Massachusetts Stormwater Management Standards (uses with a higher pollutant load) shall be exempt.

4. By amending Section 51.2.4 by inserting the words "provided that the area of disturbance is less than 1 acre" in Section 51.2.4.3 and Section 51.2.4.8, inserting the words "or accessory structure" in Section 51.2.4.9, and adding new Sections 51.2.4.11 and 51.2.4.12 to read as follows:

**51.2.4 Exemptions**

No person shall disturb or alter land within the Town of Wilmington without having obtained a Stormwater Management Permit (SMP) or Simple Stormwater Management Permit (SSMP) for the property with the following exceptions:

2.4.1 Normal maintenance and improvement of land in agricultural use as defined by the Wetlands Protection Act Regulation 310 CMR 10.04 and MGL Chapter 40A Section 3.

- 2.4.2 Maintenance of existing landscaping, gardens or lawn areas associated with single-family residential lots, or creating new landscaping, gardens or lawn areas on single-family residential lots that will result in a net decrease in impervious area and will not alter drainage patterns.
- 2.4.3 Creating impervious area consisting of a previously existing unpaved driveway for a single family dwelling, or expansion of an existing paved driveway for a single family dwelling provided that the area of disturbance is less than 1 acre.
- 2.4.4 The construction of fencing that will not alter existing terrain or drainage patterns.
- 2.4.5 Construction or maintenance and repair of utility service lines (gas, water, electric, telephone, fire alarms, etc.) other than drainage lines or systems, which will not alter terrain, ground cover, or drainage patterns.
- 2.4.6 Emergency repairs to any stormwater management facility or situation that poses a threat to public health or safety, or as deemed necessary by the Planning Board.
- 2.4.7 Any work or projects for which all necessary approvals and permits, including building permits, have been issued before the effective date of this Bylaw.
- 2.4.8 Construction of decks, patios, walkways, driveways, sheds, swimming pools, tennis or basketball courts, or replacement of septic systems on lots having an existing dwelling provided that the area of disturbance is less than 1 acre.
- 2.4.9 An increase in the footprint of a house or accessory structure by less than 600 square feet.
- 2.4.10 Repair or upgrade of septic systems when required by the Board of Health for the protection of public health.
- 2.4.11 Maintenance and improvement of existing roadways (including widening less than a single lane, adding shoulders, correcting substandard intersections, improving existing drainage systems, and repaving projects) provided that existing conditions are improved where feasible.
- 2.4.12 Municipal projects, provided that that the project complies with the applicable standards of the Comprehensive Stormwater Management Regulations and Massachusetts Stormwater Management Standards and Handbook.

5. By amending Section 51.3 by eliminating Section 51.3.8.

**Planning Board**

M. Sorrentino summarized Article 58 and turned it over to V. Gingrich and P. Alunni for a brief overview. V. Gingrich said this is a cleanup item and she went through the marked up version. She said the changes are so that the Town will meet the requirements of the new MS4 EPA permit. She said the big change is the threshold. Anything over an acre has to get a full stormwater management permit.

M. Sorrentino asked if anyone from the Finance Committee or Planning Board has any questions. There were none

He asked if there were any questions from the audience. J. O'Neil said there were no questions or concerns from the audience.

**ARTICLE 59:** To see if the Town will vote to transfer the care, custody, management and control of the following Town-owned parcels from the board or officer having such care, custody, management and control for the purpose for which they are currently held to the Wilmington Conservation Commission for conservation purposes pursuant to the provisions of Section 8C of Chapter 40 of the General Laws, and further to dedicate and designate the parcels for such purposes subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution; or to take any other action related thereto.

Map 7 Parcel: 83A

Map 8 Parcels: 86, 86A, 87

#### **Conservation Commission**

V. Gingrich showed Map 8 Parcels 86, 86A, & 87 and explained the parcels are most entirely wetland. She said they have riverfront area and floodplain and are undevelopable. She suggested putting them under the care and custody of the Conservation Commission to protect them in perpetuity. V. Gingrich said this furthers the goals of the open space plan. She said it is about 3 ½ acres. She discussed Map 7 Parcel 83A as Taft Road saying it is also a tax title parcel. It is almost entirely wet with a stream running through it. V. Gingrich said it is just over an acre and undevelopable. This would also be for preserving the parcel for streams and wetlands and wildlife habitat. There were no questions from the Planning Board or Finance Committee.

There were no questions or concerns from the audience.

**ARTICLE 60:** To see if the Town will vote to amend the Zoning Bylaw and associated Zoning Map of the Town of Wilmington by voting to rezone from General Business (GB) to Residential 20 (R-20), the following-described parcel of land known as 5 Shady Lane Drive, Wilmington, Massachusetts:

#### **Description**

A certain parcel of land situated in said Wilmington and described as Lot No. 5, Block B, as shown on a plan of "Wilmington Acres", dated December 1946, Merrill A. Brown, C.E., a copy of which Plan is filed for record with the Middlesex North District Registry of Deeds, Book of Plans 70, Plan 58, and more particularly bounded and described as follows:

NORTHEASTERLY: by Shady Lane Drive, as shown on said Plan, one hundred (100) feet;

SOUTHEASTERLY: by Lot 4, Block B, as shown on said Plan, one hundred nine and 15/100 (109.15) feet;

SOUTHWESTERLY: by land now or formerly of Tibbetts, one hundred and 3/10 (100.3) feet; and,

NORTHWESTERLY: by Lot 6, Block B, as shown on said Plan, one hundred twelve and 72/100 (112.72) feet.

Containing, according to said Plan, eleven thousand, ninety-two (11,092) square feet.

or take any other action related thereto.

**As Petitioned for by Scott C. Garrant and others**

M. Sorrentino asked if the petitioner was available. Attorney S. Garrant explained the property is in a General Business District that crosses from Jefferson Road to Shady Lane Drive at

Middlesex Avenue to Reading Cooperative Bank site. He said residentially used lots on Shady Lane Drive are included in the zoning district. He showed his parcel on a map and said the parcel immediately abuts the Residential 20 zone that begins on Shady Lane Drive and extends into the neighborhood. S. Garrant said it is surrounded by houses on three sides. He said the parcel is improved by a split gambrel styled house built with approval by the Board of Appeals in 1992. He said the Board Appeals approval stipulated it had to be built as a house to fit into the neighborhood. He described several possible uses in the General Business District but respectfully suggested the parcel be zoned R20 Residential 20 which is best for the neighborhood. The Planning Board and Finance Committee had no comments.

There were no questions or concerns from the audience.

**ARTICLE 63:** To see if the Town will vote to amend the Zoning By-law and associated Zoning Map of the Town of Wilmington as follows:

By rezoning from Residential 60 (R60) to Highway Industrial (HI) the land shown as Parcels 1, 1A and 2A on Assessor's Map R1; and the land shown as Parcel 19A on Assessor's Map R2; and Parcels 24 and 24A on Assessor's Map 103, which premises are more particularly described in a deed recorded at the Middlesex North District Registry of Deeds in Book 15876, Page 245.

or take any other action related thereto.

**As Petitioned for by Michael J. Newhouse and others**

M. Sorrentino said the petitioner withdrew the article.

**ARTICLE 64:** To see if the Town will vote to rezone from General Business (GB) and General Industrial (GI) to Neighborhood Mixed Use (NM) the following property:

The land, with the buildings thereon, now known as and numbered 100 and 102 West Street, Wilmington, Middlesex County, Massachusetts, and further being shown as Lot 4 and Lot 5 on a plan of land entitled "Approval Not Required Plan, #100-104 West Street, Wilmington, Mass., Feldman Land Surveyors, 152 Hampden Street, Boston, MA 02119, November 20, 2017, Scale: 1" = 60'", and which Plan is duly recorded at the Middlesex North District Registry of Deeds at Plan Book 244, Plan 38.

Lot 4 contains 40,996 square feet of land, more or less, according to the above-referenced Plan, and Lot 5 contains 161,940 square feet of land, or 3.718 acres, according to the above-referenced Plan. Lot 4 and 5, combined, contain 202,936 square feet of land.

For Petitioner's title, see Deed recorded at the Middlesex North District Registry of Deeds at Book 32754m Page 215.

The above-referenced premises are also shown on the Town of Wilmington Assessor's Map 71 as Parcels 3 & 5.

or take any other action related thereto.

**As Petitioned for by Derek Santini and others**

M. Sorrentino asked if someone was available to speak about the article. Attorney Robert Peterson said the article is to rezone the property from General Business and General Industrial to Neighborhood Mixed Use. He said D. Santini purchased the property in February 2019. He said the rezoning of this parcel if recommended by the Planning Board and Finance Committee would do two important things. It will eliminate any type of automotive use and the change in use from General Business to Neighborhood Mixed-Use will allow a residential component to be constructed. Attorney R. Peterson had V. Gingrich show a plan he provided. He described the preliminary plan saying there were 50 market rate apartments with two restaurants. He said the current plan show 10,000 sf. of restaurant space but the final plan will be somewhat smaller. He said the applicant and he met with all the abutters at the site in February. He said almost every neighbor that attended was in favor. He said this use would create significantly less traffic than prior proposed uses. He asked the Board to take that information into consideration when they vote. Attorney R. Peterson said that he and the applicant feel that this proposal for a partial residential use is a responsible and sensible use of that site to the neighborhood and to the area. M. Sorrentino asked if there were any questions from the Finance Committee or the Planning Board. There were none. He asked if there were questions from the public. M. McCoy asked if that is considered spot zoning. V. Gingrich said typically spot zoning is a parcel surrounded by other zonings and in this instance there is no mixed-use nearby. She said there are two parcels and a considerable amount of land. Attorney R. Peterson said this is just a change of business use. He said the property is already zoned General Industrial and General Business. The storage site to the west is zoned General Industrial. He pointed out that many uses allowed in General Business are also allowed in Neighborhood Mixed-Use. He said it will eliminate the automotive businesses and allow a portion of the site to be residential use. K. Caira asked if it will have an affordable component to it. Attorney R. Peterson said they will be market rate. Town Counsel said the key issue with spot zoning is if the intended zoning and the new zoning will be consistent with the neighborhood usage. He said based on the discussion this use would not be inconsistent with neighboring uses and harmonious with the remaining uses and would likely not be deemed spot zoning. V. Gingrich said if it is rezoned Neighborhood Mixed-Use there is a requirement that 15% of the units be affordable. Attorney R. Peterson said he realized that after he spoke. J. Doherty asked if there would be any additional future development. Attorney R. Peterson said in all likelihood no. He said the site is limited due to wetlands. M. Sorrentino asked Town Manager, J. Hull since there are many proposed housing projects in the near future, will the Town need to do a study on the schools? Town Manager, J. Hull said each project would address that issue. J. Hull said with Princeton, they don't anticipate drawing significant number of school age children in large measure because of the price point of the market rate apartments. He said Princeton would not have a significant impact. V. Gingrich said school enrollments around the region are declining. Schools are seeing less students. She said J. Hull is right that the Town would ask for an analysis for each project. B. Nally asked if there would be any straightening or widening of West Street with this project to accommodate this development. Attorney R. Peterson said there will be improvements to West Street onto Lowell Street. K. Caira said he wasn't sure if he heard and asked V. Gingrich if there will be an affordable component to this project and V. Gingrich said yes. She said there is a requirement of 15% of the units be made affordable. T. Manganelli said she has a concern that all the new developments are putting strain on the Police and Fire Departments.

M. Sorrentino asked if there were questions from the public and there were none.



**Discussion and Vote on Recommendations of Warrant Articles for 2020 Annual Town Meeting as identified above.**

**ARTICLE 57:** Map 83, 84 & R2 Multiple Parcels in the McDonald Road area  
Rezone from Residential 60 (R60) to Residential 20 (R20)

Since M. Sorrentino recused himself for this one article, R. Holland took over for the vote. She said since this is a Planning Board sponsored article, the Board just take a vote.

Upon motion duly made and seconded, with four in favor and one recused (M.. Sorrentino), it was

VOTED: To recommend approval (4-0).

**ARTICLE 58:** Amend the By-Laws of the Inhabitants of the Town of Wilmington Revised  
Section 51, Comprehensive Stormwater Management Bylaw

M. Sorrentino said this article is from the Town Engineering and Planning Director. He asked V. Gingrich if she received feedback and she said none.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (5-0).

**ARTICLE 59:** Transfer Town-owned parcels to the care and custody of the Wilmington  
Conservation Commission - Map 7 Parcel 83A & Map 8 Parcels 86, 86A, & 87

M. Sorrentino said this is another Town article and asked for a vote. There was no discussion.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (5-0).

**ARTICLE 60:** 5 Shady Lane Drive - Map 79 Parcel 11A  
Rezone from General Business (GB) to Residential 20 (R20)  
(petitioned)

M. Sorrentino asked V. Gingrich if it is mostly residential to the left and right. He asked if it becomes residential would it effect the gas station across the street. V. Gingrich said if it becomes residential, the setback on the corner lot would be impacted if it were to be redeveloped. T. Boland asked what it does to the setback and asked if it will cause a problem for the house on the corner. V. Gingrich said it could cause a problem if it were to be redeveloped. She said the parcel is really too small to redevelop. M. Sorrentino asked if the building meets the R20 setbacks and V. Gingrich said it doesn't meet the 20,000 sf. and T.

Boland said it looks as though it doesn't meet the side setback. T. Boland said it is not going to cause any real problem.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (5-0).

**ARTICLE 63:** Ainsworth Road - Map R1 Parcels 1, 1A & 2A  
Map R2 Parcel 19A and Map 103 Parcels 24 & 24A  
Rezone from Residential 60 (R60) to Highway Industrial (HI) (petitioned)

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the withdrawal (5-0).

**ARTICLE 64:** 100 & 104 West Street - Map 71 Parcels 3 & 5  
Rezone from General Business (GB) & General Industrial (GI)  
to Neighborhood Mixed Use (NM)  
(petitioned)

S. Hennigan said this is the piece of property they tried to put in that gas station. M. Sorrentino said the guy across the street who owns the other gas station bought it. R. Holland said that about 20 years ago the site was approved for office use with a garage under it but it was never developed and the land sat vacant for many years before Global gas came in. R. Holland prefers a mixed-use at the site. M. Sorrentino said it will be nice if done properly where is it close to the highway. T. Boland asked if the applicant is proposing 50 units and if that sounds right. V. Gingrich said she did the math and it's actually 50.9. R. Holland said that would be 8 units affordable. M. Sorrentino asked what they mean by restaurant and if they are talking about another Dunkin Donuts, Starbucks or Burger King. V. Gingrich said restaurants are already allowed at that site by special permit. V. Gingrich told the applicant that people are always mentioning that Wilmington could use a nice sit-down restaurant. T. Boland asked if everything in Neighborhood Mixed-Use needs to go for a special permit like it would with General Business. V. Gingrich said multi-family use is by special permit and most restaurants require a special permit. V. Gingrich said the parcels are not in the sewer district so they would have to do on-site septic and that would also limit what is done there. M. Sorrentino said the Board should see a full build-out once an application for the site comes in so that the Board knows exactly what will be built. R. Holland agreed. A. Marcolina likes it because it would have affordable units and R. Holland agreed.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (5-0).

### Planning Director's Comments

V. Gingrich reminded the Board the Town Meeting is June 27, 2020 on the High School property ball field. More details will follow.

There being no more business to come before the Board, it was unanimously

VOTED: To adjourn the meeting at 8:25 p.m.

NEXT REGULAR PLANNING BOARD MEETING is July 7, 2020

Respectfully submitted,

A handwritten signature in cursive script, reading "Cheryl Licciardi".

Cheryl Licciardi  
Recording Clerk

