

PLANNING BOARD MEETING
THURSDAY November 1, 2018 AT 6:30PM
SHATTUCK STREET TOWN OFFICES
37 SHATTUCK STREET ROOM 103

Members Present: Mark Montanari, Chair; Ed Mullen, Vice Chair; Anna Hueston, Peter Scott

Absent: Jamie Cruz

Also Present: Maren Toohill, Town Planner

The Pledge of Allegiance was recited.

1. Board Business:

A. Bills and Payroll – discussed increasing clerk hours to 19 per week in July of 2019. Bills and payroll were signed and approved for payment.

B. Minutes – October 4, 2018 – Reviewed, need to revise Town Meeting notes to reflect that there was no vote taken by planning board to support the Town Meeting request for funding the Littleton Common Sewer Study. Straw poll 3 to 2 was taken instead.

2. Subdivision Bond Request

A. Kaye Estates – Fir Lane

B. Durkee Farm Estates: Bond Reductions and Lot Release Requests

Phase 1 Have \$213,000 in the bond, want to reduce to \$71,000, with 20% contingency. Has been reviewed by Green.

Phase 2 – \$87,000 allocated.

Phase 3 – asking to set a bond for phase 3 of \$139,000; Phase 2 has 5 lots #17-21.

The Board reviewed the updated bond amounts and lot release request for Kaye Estates (Fir Lane); and for Durkee Farm Estates. Design engineer Brian Geaudreau requested the lot release once bond is in place, the paving work is completed and inspected.

Following a discussion, Mr. Mullen made a motion to release reduce the bond amounts as outlined in the current request and to release the lots when the binder course is completed and Green inspections are done. Hueston seconded. 4-0 in favor.

3. ANR – Newtown Road – between #410 and #441 Newton Road – The plan and application have not yet been received, will be rescheduled for a later meeting.

4. Continued Public Hearings: 245 Foster Street –

Mark made a motion to continue to December 6 at the request of the applicant. Scott seconded and the Board voted 4 to 0 in favor.

5. Continue Public Hearing – The Point/Constitution Avenue – Modify Sign Standards

Montanari made a motion to continue to December 6th at the request of the applicant. Hueston seconded. In favor 4-0.

6. 151 Taylor Street – Petitioners Matthew Snell and James Ward provided an update on the proposed commercial distribution center, noting that proximity and ease of access to Route 495 is key, and makes the location of this building attractive. Hueston questioned the plans for the sign. Response was it will comply with sign ordinance. Items on the Green review have been addressed. The project is re-utilization of a former Digital Equipment Corp. site.

Board Deliberation and Vote – No issues with plan. Montanari motioned to approve as outlined in the draft decision with conditions and corrections as discussed. Mullen second. Approved 4:0.

7. Continued Public Hearing – 93 Foster Street – Definitive Open Space Subdivision and Special Permit “Highland Estates” 9 lot Open Space Subdivision

Mr. Montanari noted that the applicant had requested that this Public Hearing be continued to December 6th. Board voted 4 to 0 to continue.

8. Continued Public Hearing – Between #80 and # 94 King Street – Petitioner Matt Field and board members noted that there was not a full quorum, as Mr. Scott has recused himself. Montanari moved to continue on 12/6. In favor 3:0, Peter Scott abstaining. Mr. Field expressed concern with the ongoing lack of a quorum at the meetings, delays decision making. Asked Toohill to contact town council. Will present the issue and ask council to weigh in.

Mr. Scott returned to the Board for the following agenda items.

9. Discussion – Application for Marijuana Establishment: 234 Taylor Street – Sanctuary – Proposed grow facility for Adult Use Marijuana

Nicholas Satmary and Jason Sidman of Sanctuary Medicinals were present. Mr. Satmary provided an overview, stating that they have received provisional certificate of registration from CCC, with no changes to current operations and facility. Will continue to grow recreational as well as medicinal product. The product will be partitioned, some for adult use, and at a minimum 30% for medicinal. Mullen made the public disclosure that David Castro was a former business partner in a company that dissolved 2 years ago, and is now employed by Sanctuary Medicinals. Mr. Satmary continued, stating that Sanctuary Medicinals is at tier 8 to 9, 70,000 to 80,000 square feet of canopy. If not able to sell forecasted amount, will roll back to a lesser tier and close down a canopy. Have made adjustments to address complaints from neighbors about smell and sight, by installing an extensive, hospital grade HVAC system to prevent smells. Planted trees to obstruct unpleasant sight and make neighbors more comfortable. This forum is to have a public discussion and identify public questions and concerns.

Question: How is testing going to be done? Sanctuary Medicinals grows an array of, and make products from the various plants. Samples from each growing site are tested at a third party

facility, and tracked by batch number for traceability. Each batch is tested for heavy metals, micro toxins, molds, cannabinoid content, contamination, pesticides and plant growth regulators. The test results accompany the product, and are displayed on the package. Plant material is an undefined mixture until tested. Acceptable cannabinoid profile variation <2%. Will schedule Public Hearing at the 12/6 meeting.

10. Public Hearing – 97 Mill Road – Aquifer and Water District Special Permit and Site Plan Review for redevelopment of Parlee Lumber site – The Public hearing for 97 Mill Road was opened with the reading of the Hearing notice as published. Petitioner is Neil Gorman of David E. Ross Associates, for Warren’s Mill Realty; the applicant is seeking special permit approvals to allow redevelopment for industrial zoned property, including demolition of several structures, and construction of 16,950 square feet of office and warehouse building. Montanari expressed concern about processed gravel and other material being within the 25 foot buffer to the wetlands. Montanari requested a letter from conservation commission regarding review of the application. Need to clarify what will go on the area, for public communications. Discussed the possibility of a sign to memorialize the history of the site. Will go to peer review for the Planning Board, Conservation Commission, and Zoning Board of Appeals. Earliest possible date to present to the zone of appeals is at the 12/17th meeting. Montanari motioned to continue on 1/10/19; board voted 5 to 0 to continue.

Board Member Updates:

Hueston - Retreat: Proposed holding a retreat, 4 to 5 hrs., to discuss understanding rules of engagement better, working with other groups, implementation of master plan, commitment to and engagement with the board’s work, communications among boards and committees, communications with/to the residents, housing to clarify terminology, report on impact of ongoing projects, sign bylaws, etc. Open to the public. Hueston proposed to hold it in January, date TBD.

Toohill - Affordable Housing Trust training – Announced that there will be a training on Nov 27 at 7 p.m. the fire station, free and open to all interested.

Mullen – sidewalk fund. Mullen brought up the question of funding for sidewalk improvements. Toohill indicated that there is policy in place, for traffic and mitigation policy, based on the number of parking spaces. Received a check from Town Fair Tire, based on Planning Board decision. Offered \$50 per parking space for their site. Accepted that the gift was included as a condition on their special permit. Implementing other pedestrian mitigation actions to offset what would have been the full amount, such as refreshing the trail along Beaver Brook, and doing sidewalk connections.

Mullen - Board of Health – Proposed having a discussion with and getting the board of health input at early stages when planning for an open space subdivision. Invite them to the planning board meeting. Extend invitation to the Dec. 6th meeting.

Hueston – had a question about invoices submitted for Fort Point. Will have them take a look at an item on the invoice and see why they are charging us for it.

Adjourn: It was moved by Mullen, seconded by Scott, and voted all in favor to adjourn.

DOCUMENTS:

- Agenda
- Durkee and Kaye Bond and Lot Release Memo dated Nov. 1, 2018
- 151 Taylor Street – consolidated DRAFT decision
- 97 Mill Road
 - Public Hearing Notice
 - Cover Letter
 - Site Plan Overview
- Affordable Housing Training announcement

DRAFT