



Planning Board

November 16th, 2021

7:30 PM

Virtual (Zoom)

Planning Board members present: Ray Yacouby (Chair), Sam Bajwa (Vice Chair), Jon Cappetta, Derrick Chin, Nathan Cookson, Michaela Moran

Also present: Kristen Guichard, Planning Director, Kaila Sauer, Assistant Planner, Alicia Burak Administrative Assistant

Ray Yacouby read the guidelines for virtual meeting.

Ray Yacouby called the meeting to order at 7:31PM.

Jon Cappetta called the roll: Ray Yacouby -Aye, Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Sam Bajwa – Aye, Michaela Moran- Aye (arrived at 7:33PM)

I. Regular Business

1. Citizen Comments: None
2. Approve Previous Minutes: Nathan Cookson motioned at 7:35PM to approve the meeting minutes. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson- Aye, Michaela Moran-Aye.

II. New/Special Business

1. Appointment with HDC

David Honn gave a brief introduction of the proposed by-law change for the historic district. He stated as the current bylaw stands, if a structure in the historic district was destroyed the applicant would have to comply with current dimensional regulations for reconstruction. Art Leavens explained the problem with the current bylaw is that historical buildings were constructed and set before zoning or bylaws were formed, so most of them are now non-conforming structures. The purposed change to the by law

would allow a mechanism where a structure in the historic district was destroyed, a new structure could be rebuilt in the same exact spot. Members of the Planning Board enthusiastically supported the proposed change.

2. Review Draft Decisions

Kaila Sauer, Assistant Planner reviewed draft decisions at 8:05PM for PB21-03 Grassy Pond Way, PB21-04 Willow Woods (Sam Bajwa recused himself as the applicant during the PB21-04 discussion), and PB21-07 Hawk's Crest Reserve (Nathan Cookson recused himself as an abutter during the PB21-07 discussion). Planning Board members had no concerns or comments and directed Planning Staff to issue all Decisions as written.

Continued Regular Business:

3. Board Member's Reports: Ray Yacouby stated that the CPC is moving into high season and spoke about application deadline.
4. Administrative Updates: A list of proposed 2022 meeting dates were discussed and agreed upon. A new zoning by-law amendment will be coming to the board in the near future regarding accessory apartments.

Jon Cappetta motioned to adjourn the meeting at 8:22PM. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson-Aye Michaela Moran- Aye.

Documents Used at this meeting:

11.16.21 Agenda

2022 Meeting Schedule

DRAFT 10-19-21 Planning Board Minutes

DRAFT 21-3 Definitive Subdivision- Grassy Pond Way

DRAFT 21-7 Definitive Subdivision- Hawk's Crest

DRAFT 21-04 90-92 Willow St

HDC Proposed Bylaw Amendment

PB- How to Participate Remotely

