

HINGHAM PLANNING BOARD MINUTES

April 4, 2023 @ 7:00 PM

REMOTE MEETING

Planning Board Members Present Remotely: Gordon Carr, Kevin Ellis, Judith Sneath, Gary Tondorf-Dick; Rita DaSilva

Also Present: Emily Wentworth, Community Planning Director; Michael Silveira, Senior Planner

Members Absent: None

At 7:01 PM Chair Sneath called the Planning Board meeting to order and stated the following:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 and all other laws, temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

Hearing(s)

Baker Hill Drive Definitive Subdivision Extension

Chair Sneath stated the Planning Board’s first matter would be a request for an extension of the definitive subdivision from the Christina Estates Homeowners Association.

Ms. Anita Ryan, President of the Christina Estates Homeowners Association, presented the request to the Board and updated the Board on progress made over the past couple of years in an effort to have the street eventually accepted.

Chair Sneath asked for Planning Board Member comments.

Member Tondorf-Dick asked a question regarding the escrow account.

Ms. Wentworth noted that the last escrow account information provided was peer reviewed by Board’s peer review engineer at the time.

Chair Sneath asked for public comment. There was none.

Based on the information submitted and presented during the hearing Gordon Carr moved to GRANT the request of The Christina Estates Homeowners Association, to extend the period for completion of Christina Estates at Baker Hill in Residence District A to April 7, 2025.

The motion passed unanimously by roll call vote.

Second: Rita DaSilva

In Favor: Rita DaSilva, Gordon Carr, Gary Tondorf-Dick, Kevin Ellis, Judith Sneath

Opposed: None

9 Wompatuck Road Site Plan Review

Chair Sneath stated the next matter was a continued application from 182 Newbridge, LLC for Site Plan Review under § I-I of the Zoning By-Law and such other relief as necessary to raze and rebuild a single-family dwelling and make other improvements including grading and landscaping at 9 Wompatuck Road in Residence District A.

Mr. Leo Yazykov, Applicant, presented the recent changes to the Board since the last hearing on this matter on March 13, 2023 with respect to the mitigation tree plantings and the retaining wall.

Chair Sneath asked for Planning Board Member comments.

Member Tondorf-Dick noted the satisfaction of the abutters as referenced in the abutter comments letter.

Chair Sneath asked for public comment.

Ms. Christine Smith, at 2 Park Circle, noted satisfaction with the recent changes to the plans.

Chair Sneath noted the waivers requested of a Design and Performance Standard under § I-I, 6.h, requiring an underground electrical/communication connection, as the utility pole is on the other side of the street. The Applicant further requested a waiver of a Design and Performance Standard under § I-I, 6.d(ii) requiring mitigation trees to be at least 3" in caliper. At the request of the neighbor, the Applicant proposes 1.5" caliper trees to allow for a higher number of trees and thicker screening along the property line. Finally, the Applicant also requested waivers of submittal requirements under § I-I, 5.I(ii) Site Lighting Plan, and (iii), Transportation Impact Analysis, however these are only for Major Site Plan applications. This is a Minor Site Plan application.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards, with the exception of Standards under § I-I, 6.d(ii). and h. requiring mitigation trees to be at least 3" in caliper and requiring an underground electrical/communication connection. A waiver of these Standards to allow 1.5" caliper trees and an overhead connection will not adversely impact the interests set forth in subsection a. above.

Kevin Ellis moved to GRANT the application of 182 Newbridge, LLC for Site Plan Approval under § I-I of the Zoning By-Law, to raze and rebuild a single-family dwelling and make other improvements including grading and landscaping at 9 Wompatuck Road in Residence District A, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. Site Lighting. Proposed outdoor lighting shall be consistent with that of a single-family home and shall not project onto abutting properties greater than the 0.25 foot-candle limit.
3. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.
4. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
5. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
6. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.

7. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
8. Maintenance of Protected and Replacement Trees. Each Protected Tree retained, and all new trees planted to mitigate the removal of Protected Tree(s), shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree or new tree.

The motion passed unanimously by roll call vote.

Second: Gary Tondorf-Dick

In Favor: Rita DaSilva, Gordon Carr, Gary Tondorf-Dick, Kevin Ellis, Judith Sneath

Opposed: None

166 Downer Avenue Site Plan Review

Chair Sneath stated that the next matter was an application from Robert and Lisa Delmonico filed an application for Site Plan Review under § I-I of the Zoning By-Law and such other relief as necessary to raze and rebuild a single-family dwelling and make other improvements including grading, landscaping, and hardscaping at 166 Downer Avenue in Residence District A.

Attorney Robert Galvin, the Applicant's representative, presented the application to the Board.

Mr. Rick Grady, engineer for the Applicant, provided additional information regarding the proposed plans.

Chair Sneath noted the nonconforming setback but that it was acceptable due to the Hatfield Amendment in the Zoning By-Law.

Member Tondorf-Dick asked a clarifying question about the Hatfield Amendment, to which Ms. Wentworth responded, explaining the ability to allow the nonconforming setback.

Chair Sneath asked for Planning Board Member comments.

Member DaSilva asked questions of clarification regarding the views of the neighbors in the rear of the proposed dwelling and the size of the new dwelling.

Attorney Galvin noted that there is no view easement that requires the views to be unobstructed, but that there is already an obstructed view.

Member Ellis asked about the trees to be removed in the right of way and whether or not they needed to be mitigated.

Mr. Silveira noted that trees on public property were exempt from requiring mitigation.

The Applicant's landscape architect provided an overview of the landscape plan.

Mr. Robert Delmonico, the Applicant, noted the arborist report provided in the application regarding the health of the trees to be removed.

Member Tondorf-Dick commented on the elevations and grades of the proposed project with respect to the view from the street. He noted that the new house as it projects close to Downer Avenue will be higher than the adjacent homes.

Attorney Galvin and the Applicant's team responded by showing the proposed dwelling in relation to the other dwellings in the vicinity.

Chair Sneath noted that the proposed dwelling appears to be consistent with other dwellings in the vicinity.

Member Tondorf-Dick asked about drainage with respect to abutting properties.

Mr. Grady responded by reviewing the proposed drainage system, showing that runoff would not direct toward the adjacent property.

The Board's peer review engineer, Pat Brennan, PGB Engineering reiterated Mr. Grady's comments and noted that the proposed plans would improve the existing conditions with respect to runoff.

Chair Sneath asked if there was any public comment.

Mr. Bob Mulhall, at 174 Downer Avenue, asked about the drainage of the proposed project. He also noted that the existing garage should be inspected due to its deteriorating condition and hoped that the existing dwelling would be rid of vermin prior to demolition.

Mr. Grady reiterated the stormwater system design and that post-development conditions would be improved from the pre-development conditions.

Mr. Delmonico noted that their intention is to renovate and clean-up the existing garage. He further noted that a rodent inspection is required prior to obtaining a demolition permit.

Ms. Margaret Mullaley, at 14 Cushing Avenue, noted her concerns about the views of the water from her house with the proposed landscape plan and feels that there is too much landscaping on the plans and that they may grow to be too high. Ms. Mullaley also felt that a lighting plan should be required.

Chair Sneath noted that the lighting plan requirement is typically required only of commercial projects but that lighting is subject to a 0.25 foot-candle limit.

Mr. Bill Rockford and Ms. Janice Forgays, at 9 Cushing Avenue, noted satisfaction with the proposed house plans. Mr. Rockford further noted concerns with the landscape plan with respect to the proximity and scale of the trees proposed.

Mr. Michael Mullaley, at 14 Cushing Avenue, noted the location of the proposed driveway with respect to one of the electrical poles.

Mr. Grady noted that there would be coordination with the utility company regarding any interaction with the proposed driveway.

The Applicant's landscape architect reviewed the landscape plan again with respect to those proposed in the rear of the property.

Chair Sneath asked if the Applicant could reduce the number of plantings proposed to allow a less obstructed view for the neighbor.

Mr. Rockford expressed concern with the possible mature height of the proposed trees and asked that the scale be reduced further.

Chair Sneath noted that other than the landscape plan, all the other design and performance standards of the Board appeared to be met. She suggested that the Applicant should go back and revise the landscape plan to provide shorter trees.

The Board discussed a possible condition requiring the pruning of a specific tree to accomplish shorter landscaping, but determined it was best to continue the application to revise plans to reflect shorter plantings at the rear property line.

Member Tondorf-Dick asked about the driveway crossing over the right of way.

Mr. Silveira noted that the driveway would need to be approved by the DPW prior to construction.

Rita DaSilva moved to CONTINUE the application of Robert and Lisa Delmonico for Site Plan Review under § I-I of the Zoning By-Law and such other relief as necessary to raze and rebuild a single-family

dwelling and make other improvements including grading, landscaping, and hardscaping at 166 Downer Avenue in Residence District A to April 10, 2023 at 7 PM and extend the decision deadline to April 24, 2023.

The motion passed unanimously by roll call vote.

Second: Gary Tondorf-Dick

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

Chair Sneath noted for the record that Member Ellis had to leave midway through the hearing but would submit a Mullins Affidavit prior to the next hearing on this matter.

26 Burditt Avenue Site Plan Review

Chair Sneath stated that the next matter was an application from the Trustees of Derby Academy for Site Plan Review under §§ I-I and III-B, 8.b of the Zoning By-Law, and such other relief as necessary, to change the use of an existing single-family dwelling to a school administration office building at 26 Burditt Avenue in Residence District A.

Mr. Anthony Black, CFO of Derby Academy, presented the application to the Board.

Chair Sneath asked for Planning Board Member comments. There were none.

Chair Sneath asked if there was any public comment.

Mr. Patrick Driscoll, at 15 Burditt Avenue, noted that the application states that there is a change in use to "Business B."

Chair Sneath clarified that this was an error in the application submitted and reviewed the Planning Board's scope of the review.

Mr. Silveira reiterated Chair Sneath's comments.

Mr. Driscoll noted his concerns about any potential intensity of use and with parking/traffic. He also asked about lighting and hours of operation.

Mr. Black responded that Derby Academy frequently coordinates with the Police Department to mitigate any traffic impacts. He further noted that the school conducted a safety study recently and reviewed it with the Police Department. With respect to enrollment, there is no change to enrollment with this request. Additionally, he noted that there is no change to existing conditions on the exterior of the building with respect to lighting.

Ms. Claire Rowberry, at 11 Burditt Avenue, expressed concerns about traffic and asked if there would be additional access to the school with this project.

Mr. Black responded that there would be no additional driveways.

Ms. Stephanie Middleton, at 25 Burditt Avenue, expressed concerns about the wording in the application with respect to the "Business B" language.

Ms. Wentworth noted that the Board's decision can clarify the nomenclature regarding the confusion of the exempt educational use and the incorrect language in the application.

Member Tondorf-Dick asked about parking for the structure.

Mr. Silveira noted that parking would be from the existing lot at Derby Academy.

Chair Sneath noted that due to the limited nature of this project, several waivers of certain submittal requirements are needed under Section I-I,5, as they are not necessary for the review of the proposed interior fit-out and use conversion. These include items e. – j.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. The proposed development, as conditioned by this Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

Gary Tondorf-Dick moved to GRANT the application of The Trustees of Derby Academy for Site Plan Approval under §§ I-I and III-B, 8.b of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.e. – j., to change the use of an existing single-family dwelling to a school administration office building at 26 Burditt Avenue in Residence District A, subject to the following condition:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

The motion passed unanimously by roll call vote.

Second: Rita DaSilva

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

26 Talbot Road & 0 Rice Road Site Plan Review

Chair Sneath stated that the next matter was an application from Anita and James Butler for Site Plan Review under § I-I of the Zoning By-Law, and such other relief as necessary to construct a pool and pool house, and make other improvements including grading and landscaping at 26 Talbot Road & 0 Rice Road in Residence District A.

Chair Sneath invited the applicant to present the application.

Mr. Tim Power, of PVI Site Design and engineer for the Applicant, presented the application to the Board.

Chair Sneath invited Board comments/questions.

Member Carr noted satisfaction with the project and appreciated the public comment in support of the project.

Member DaSilva asked about the height of the accessory structure. Mr. Power reviewed the plan again in response.

Member Tondorf-Dick asked about pool draining protocol generally.

Chair Sneath felt the plan looked complete and compliant.

Chair Sneath invited public comment. There was none.

Chair Sneath noted that the Applicant requested waivers of submittal requirements under § I-I, 5.I(ii) Site Lighting Plan, and (iii), Transportation Impact Analysis, however these are only for Major Site Plan applications. This is a Minor Site Plan application.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. The proposed development, as conditioned by this Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.

- b. The proposed development meets all applicable Design and Performance Standards.

Rita DaSilva moved to GRANT the application of Anita and James Butler for Site Plan Approval under § I-I of the Zoning By-Law, to construct a pool and pool house, and make other improvements including grading and landscaping at 26 Talbot Road & 0 Rice Road in Residence District A, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. Site Lighting. Proposed outdoor lighting shall be consistent with that of a single-family home and shall not project onto abutting properties greater than the 0.25 foot-candle limit.
3. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.
4. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
5. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
6. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
7. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
8. Maintenance of Protected Trees. Each Protected Tree retained shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree.

The motion passed unanimously by roll call vote.

Second: Gary Tondorf-Dick

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

4 Mann Street Site Plan Review

Chair Sneath stated that the next matter was an application from Patrick Cutter filed an application for Site Plan Review under § I-I of the Zoning By-Law, and such other relief as necessary to rebuild a single-

family dwelling and make other improvements including a spa, grading, landscaping, and hardscaping at 4 Mann Street in Residence District A.

Mr. Brendan Sullivan, of Merrill Engineers & Land Surveyors and engineer for the Applicant, introduced the project team and Applicant.

Mr. Patrick Cutter, Applicant and owner, addressed the Board and provided a brief update since the house fire at 4 Mann Street in 2022.

Mr. Sullivan presented the application to the Board.

Chair Sneath invited Board questions/comments.

Member Carr expressed his sympathy to the Applicant regarding the house fire and noted satisfaction with the project plans.

Member DaSilva expressed her sympathy to the Applicant regarding the house fire.

Member Tondorf-Dick asked what the gross floor area of the existing home was to which Mr. Sullivan directed member Tondorf-Dick to the existing conditions plan.

Member Tondorf-Dick asked if the windows on the upper level of the home could be changed to gable dormer style to remain within the character of the rest of the neighborhood. He also asked about the dual chimney design.

Mr. Christopher Pagliaro, architect for the Applicant of Christopher Pagliaro Architects, responded that the proposed upper window design could be swapped out for a style to be consistent with the rest of the neighborhood. He also noted that the dual chimney design was selected due to the presence of a staircase.

Chair Sneath asked if the distance from the proposed home to the neighboring home to the south was changed at all, to which Mr. Sullivan responded that the proposed home was moved back a bit to be further away from the neighboring home to the south.

Member Tondorf-Dick asked if the home was going to be net zero, to which the Applicant responded that they were not at that point in the project design yet.

Chair Sneath invited public comment. There was none.

Chair Sneath noted that The Applicant requested waivers of submittal requirements under § I-I, 5.1(ii) Site Lighting Plan, and (iii), Transportation Impact Analysis given the residential nature of the project.

Based on the information submitted and presented during the hearing Chair Sneath made the following proposed findings:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

Gary Tondorf-Dick moved GRANT the application of Patrick Cutter for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of submittal requirements under § I-I, 5.1(ii) and (iii) related to a Site Lighting Plan and a Transportation Impact Analysis, to rebuild a single-family dwelling and make other improvements including a spa, grading, landscaping, and hardscaping at 4 Mann Street in Residence District A, subject to the following conditions:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. Sight Lighting. Proposed outdoor lighting shall be consistent with that of a single-family home and shall not project onto abutting properties greater than the 0.25 foot-candle limit.

3. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a Building Permit.
4. Limits of Work; Tree Protection Areas. During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
5. Parking During Construction. All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day.
6. Inspections. Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
7. As-Built Plan Requirement. Upon project completion an as-built plan must be submitted to the Building Commissioner prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans.
8. Maintenance of Protected. Each Protected Tree retained shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree.

The motion passed unanimously by roll call vote.

Second: Gordon Carr

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

**Other
Business**

Master Plan Implementation

Chair Sneath moved to the next item on the agenda, Master Plan Implementation.

Mr. Silveira noted that this item was included on the agenda for Board members to begin thinking about the Master Plan Implementation Committee again, but that there would be more discussion at a future meeting.

Member Tondorf-Dick asked what plan was in place for meeting minutes.

Mr. Silveira noted that with the absence to the Planning office's administrative assistant, a staff member from the Building Department was working extra hours to assist in this effort.

Chair Sneath MOVED to adjourn at 9:45 PM

The motion passed unanimously by roll call vote.

Second: Gordon Carr

In Favor: Gordon Carr, Rita DaSilva, Judith Sneath, Gary Tondorf-Dick

Opposed: None

Meeting Materials:

Agenda Summary, dated April 3, 2023

9 Wompatuck Road:

Site Plan Review Application, received January 23, 2023

Impact Report, dated January 20, 2023

Architectural Plans, dated February 14, 2022

Site Plans, dated January 20, 2023

Stormwater Report, dated January 18, 2023

Response to Staff Comments, dated February 28, 2023

Response to Peer Review Comments, dated February 28, 2023

Impact Report, dated February 28, 2023

Stormwater Report, revised February 28, 2023

Site Plan, revised February 28, 2023

Site Plan, revised March 2, 2023

Abutter Comments, dated March 8, 2023

Response to Abutter Comments, dated March 9, 2023

Cut and Fill Analysis

Executive Health Director Letter, dated March 14, 2023

Updated Abutter Comments, dated March 23, 2023

Site Plan, revised March 31, 2023

Site Plan, revised April 3, 2023

Explanation of Revisions, dated April 3, 2023

P. Brennan Peer Review Report, dated February 15, 2023

P. Brennan Peer Review Report, dated March 4, 2023

166 Downer Avenue:

Site Plan Review Application, received January 20, 2023

Site Plans, dated January 12, 2023

Architectural Plans, dated January 18, 2023

Stormwater Report, dated January 13, 2023

Arborist Report, dated October 17, 2022

Public Comment from M. & M. Mullaley, dated March 7, 2023

Continuance Request, dated March 10, 2023

Response to Staff and Peer Review Comments, dated March 14, 2023

Stormwater Report, revised March 14, 2023

Supplementary Arborist Report, dated February 22, 2023

Site Plan, revised March 14, 2023

Attachment 4, revised March 16, 2023

Response to Peer Review Comments, dated March 17, 2023

Site Plan, revised April 3, 2023

Letter to Planning Board from R. Galvin, dated April 4, 2023

Aerial Photo, submitted April 4, 2023

Additional Photos, submitted April 4, 2023

P. Brennan Peer Review Report, dated February 14, 2023

P. Brennan Peer Review Report, dated March 16, 2023

26 Burditt Avenue

Site Plan Review Application, received January 31, 2023

Site Map

Supplemental Photos

Existing Floor Plan, dated September 20, 2022

Proposed Floor Plan, dated September 20, 2022

Footpath Details

26 Talbot Road & 0 Rice Road

Site Plan Review Application, received February 1, 2023

Project Description

Architectural Plans, dated August 11, 2021
Stormwater Report, dated January 30, 2023
Site Plans, dated January 30, 2023
Stormwater Report, revised March 9, 2023
Response to Peer Review and Staff Comments, dated March 17, 2023
Site Plans, revised March 17, 2023
Public Comment, dated March 27, 2023
Hardscape Layout Plan, revised April 3, 2023
P. Brennan Peer Review Report, dated March 7, 2023
P. Brennan Peer Review Report, dated March 20, 2023