

**Planning Board Minutes
October 15, 2020**

Time: 7:00 pm – 7:48 pm

Location: ZOOM Virtual Platform

Members Present: Chairman Thomas Bettencourt, Mr. John Ford, Mr. Matthew Genzale, Mr. Roy Simoes Mr. Joseph Gagnon, Dr. Judith Otto, Atty. Arvanites, Atty. Diane Cooper

Members Absent: Mr. Matthew Genzale

Others Present: Mr. Andrew Levin (City Planner),

Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00 pm

A. Approval of Minutes:

- a. City Planner Andrew Levin explained that meeting minutes from the 10/1/2020 meeting will be brought before the Board at the next meeting.

MOTION: J. FORD to defer the approval of the October 1st meeting to the next meeting. SECOND: DR. OTTO. Unanimously approved.

ANR/Land Court: None.

A. Site/Building Permit Plan Reviews:

B. Appointments: Stonegate, Definitive Subdivision plan.

Chairman Bettencourt stated there was a letter within the packets regarding Stonegate.

MOTION: J. FORD move to receive a letter from Atty. Keilty dated October 13th in regards to an extension of time for Subdivision Stonegate, until November 12th, 2020, SECOND: DR. OTTO unanimously approved.

C. Subdivision Board Action:

D. Correspondence:

The Board discussed a packet that was sent to them for Eastern Land Survey.

The Board and A. Levin discussed variance correspondence received.

1. **Regional Notices:** No action.

2. **Special Permits:** None.

E. City Council: None.

F. Other Matters Properly Before the Board:

A. Levin explained the ZBA is seeking comments in regards to a Comprehensive Permit filed for 15 King Street, and asked the Board if they wished to discuss at the next meeting. The Board discussed and mentioned they'd bring it up at the net meeting.

R. Simoes inquired about discussion on Stonegate, A. Levin mentioned that the City and Stonegate had met and discussed the project, and that they are awaiting comments back from Stonegate. J. Ford who was present at the meeting explained some key points from the meeting, including, issues with having a homeowners association and the responsibilities they would have including stormwater and that DPS issues with stormwater.

A. Levin explained that the Board might wish to wait to discuss Stonegate.

R. Simoes asked for more information from the meeting, J. Ford continued and explained other issues that were discussed, including slopes, as well as locations of stormwater basins that could cause issues. A. Levin explained that DPS explained to Stonegate that these were issues originally presented to the applicant.

R. Simoes inquired if these issues are new from the peer review, A. Levin explained that the peer review did catch new issues, but that at the meeting the attendees discussed the original memo from DPS. A. Levin explained the discussion detailed stormwater, retaining walls on the property, house locations, and explained these issues had been known since DPS original review.

The Board briefly discussed a proposed home owners association.

Adjournment: **Planning Board:** Atty. Cooper **Motion:** to adjourn **Seconded by:** Dr. Otto
.Unanimous. (9-0).

Andrew Levin

City Planner