

Call to Order:

The Planning Board Meeting was called to order at 8:00 AM on February 25, 2020. Present were members Ann Knowles, Rocky Leavitt and Neil Magenheim. Also present was Jacki Byerley, Planner.

7 Tantallon Road Special Permit Extension:

Ms. Byerley began the discussion by summarizing the history of the special permit for 7 Tantallon Road which was issued in 2018. The special permit was for a planned multi-family dwelling development of 24 apartment units. Ms. Byerley stated that the special permit is set to expire because the applicant has not exercised the special permit. The applicant is now asking for a 24-month extension, although the Board typically grants 12-month extensions. Ms. Byerley recommended that the Board grant the 12-month extension which would expire on February 28, 2021.

Bob Lavoie, of Johnson and Borenstein, LLC which is the applicant's attorney, was present for the discussion. Mr. Lavoie stated that the applicant did not act on the special permit because the surveyor made a data error. The surveyor's benchmark was off by a foot which put the site into the 100-year flood zone. The applicant is looking into offsite remedies and the possibility of pulling the building back away from the river. The applicant will seek modification of the special permit once the applicant obtains completed peer reviews. If the applicant modifies the plan for construction, the Board can make the determination of whether the applicant is applying for a minor modification or a complete modification which would require a new legal planning review with advertising.

Mr. Magenheim made a motion to approve a one-year extension for 7 Tantallon Road, SP17-06, which will lapse on February 28, 2021 and also to add the extension to the March 10, 2020 Planning Board Agenda for reaffirmation. Mr. Leavitt seconded the motion. All present members were in favor.

Adjournment:

Mr. Leavit made a motion to adjourn the Planning Board Meeting. Mr. Magenheim seconded the motion. All present members were in favor.

Documents:

- 7 Tantallon Road Special Permit Extension (Dated February 18, 2020)
- Memo from Jacki Byerley to Planning Board, Subject: Special Permit Extension – 7 Tantallon Road – SP17-06 Planned Development Multi-Family Dwelling (Dated February 24, 2020)