

Call to Order:

The Planning Board Meeting was called to order at 7:33PM on February 8, 2022 via Cisco Webex online video conferencing platform. Present were Vice Chair Rocky Leavitt; Members Vincent Chiozzi, Jr. (via phone call), Ann Knowles, and associate Morgan von Prella Pecelli. Also present was Jacki Byerley, Planner.

CONTINUED PUBLIC HEARINGS:**300 Minuteman Road – Special Permit for a Major Non-Residential Project (SP21-06) and Special Permit for a Change in Parking Space Requirements (SP21-07):**

The applicant requested to continue the public hearings without discussion to the Planning Board meeting on March 29, 2022.

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to continue the public hearing to March 29, 2022 at 7:30PM. **Vote: (4-0)**

CONTINUED PUBLIC HEARING:**58 Beacon Street – West Elementary and Shawsheen Preschool – Site Plan Review (SPR21-01):**

The applicant requested to continue the public hearing without discussion to the Planning Board meeting on February 22, 2022.

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to continue the public hearing to February 22, 2022 at 8:00PM. **Vote: (4-0)**

CONTINUED PUBLIC HEARING:**140 Haverhill Street – Special Permit for Major Non-Residential Project (SP21-04):**

The applicant requested to continue the public hearing without discussion to the Planning Board meeting on March 8, 2022.

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to continue the public hearing to March 8, 2022 at 8:00PM. **Vote: (4-0)**

DISCUSSION ITEMS:**Planning Board Upcoming Schedule:**

Ms. Byerley reviewed the Planning Board schedule in March which includes three meetings to allow for sufficient time to discuss the Zoning Bylaw Recodification in preparation for Annual Town Meeting on June 11, 2022. The proposed schedule includes a first public hearing on March 8, 2022, a continued public hearing and special meeting on March 15, 2022, followed by a concluding public hearing on March 29, 2022. Ms. Byerley recommended that the meetings on March 8th and March 29th begin at 7:00PM instead of the regularly scheduled 7:30PM start time due to having considerable agendas. All members in attendance were in favor. Mr. Bergeron and Mr. Magenheim will be consulted regarding their schedules later as they were not present at the meeting.

Other Planning Related Topics:

Ms. von Prella Pecelli inquired about the remaining Town Warrant Articles and when they would be earmarked for discussion. Per Ms. Byerley, discussions have been earmarked for the Planning Board meetings on March 29, 2022 and April 12, 2022. She will have more information once the Town Warrant is signed on March 14, 2022. Ms. Byerley stated that Planning Board votes will need to be completed in mid-April to be included in the Finance Committee Annual Report.

Ms. Knowles requested that Paul Materazzo, Director of Planning & Land Use, provide an update at a future Planning Board meeting on an upcoming water line project on Argilla Road.

Adjournment:

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to adjourn the meeting at 7:48M. **Vote: (4-0)**

Documents:**300 Minuteman Road:**

- Continuance Request – 2.3.22

West Elementary and Shawsheen Preschool:

- Continuance Request – 2.2.22

140 Haverhill Street:

- Continuance Request – 2.2.22
- Memorandum from Environmental Partners to Ms. Byerley re: Trip Generation Peer Review – 1.14.22
- Traffic Impact and Access Study from Bayside Engineering – 1.19.22
- Traffic Impact and Access Study Appendix from Bayside Engineering – 1.19.22