

## **Minutes of the Planning Board Meeting of May 26, 2020**

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on May 26, 2020 and held a virtual online public meeting via <https://zoom.us>

Mr. Johnson opened the meeting and said the meeting was being recorded.

Mr. Johnson asked for a roll-call of the Planning Board members. In addition to Mr. Johnson, Mr. Bosdet, Mr. Sayegh, Ms. McEneaney, and Ms. Ferguson were present.

Town Planner Elizabeth Hughes was present as a panelist.

Mr. Flint and Ms. Orvedal were absent.

### **Approval Not Required Plan #20-8, 15 Middle St. and 92 Sudbury Rd.**

Town Planner Hughes presented the plan for 15 Middle St and 92 Sudbury Road (Parcels 0763 & 0764). The plan shows two properties are located approximately 150 feet east of the intersection with Academy Lane and abut each other along the rear yard. The properties are located in the Residence C Zoning District, which requires 10,000 sf. of area, 80 feet of frontage. The plan shows Lot A (15 Middle St) conveying 388 s.f. to Lot B (92 Sudbury Rd) and Lot B conveying 226 s.f. to Lot A.

Mr. Johnson asked about information pertaining to Parcel X on the plan and the information on the Form A application. The Town Planner explained that the information on the plan prevails but that she will confirm the information with the Applicant's surveyor.

Ms. Ferguson moved that the Planning Board authorize the Chair, Clerk, or Town Planner, to endorse the plan for David J. Winstanley, James A. Chu, & David M. Moreau for properties located at 15 Middle Street and 92 Sudbury Road, Parcels 0763 and 0764, dated May 15, 2020, as Approval Under Subdivision Control Not Required because the plan is not a "subdivision" because it shows a proposed conveyance which changes the size and shape of the lots in such a manner that frontage is not affected. Mr. Bosdet seconded. Ms. McEneaney asked about the process, if it turns out that the information on the plan is not correct. The Town Planner explained the process. All voted in favor. The roll call vote was Mr. Bosdet, yes; Mr. Sayegh, yes; Ms. Ferguson, yes; Ms. McEneaney, yes; and Mr. Johnson, yes. .

### **Minutes**

The Board reviewed the draft minutes of the April 28, 2020 meeting. Ms. Ferguson moved that the Board approve the minutes as written. Ms. Sayegh seconded and all voted in favor. The roll call vote was Ms. Ferguson, yes; Ms. McEneaney, yes; Mr. Bosdet, yes; Mr. Sayegh, yes; and Mr. Johnson, yes.

The Board reviewed the draft minutes of the May 18, 2020 meeting. Mr. Johnson moved that the Board approve the minutes as written. Ms. McEneaney seconded and all voted in favor. The roll call vote was Mr. Bosdet, yes; Mr. Sayegh, yes; Ms. Ferguson, yes; Ms. McEneaney, yes; and Mr. Johnson, yes.

## **General Public Comment**

None received.

Select Board member Susan Bates was an attendee but said that she had no comment.

The meeting adjourned at 7:14 p.m.

List of documents presented which are on file in the Planning Division Office at 141 Keyes Road, Concord, MA:

- Town Planner's agenda memorandum for the May 26 meeting
- ANR Plan #20-8 and Form A application
- Draft minutes 4/28/20 and 5/18/20

Respectfully submitted,

Nathan Bosdet, Clerk Pro tem

Minutes approved on: 6/9/20