

## **Minutes of the Planning Board Meeting of August 11, 2020**

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on August 11, 2020 and held a virtual online public meeting via <https://zoom.us> (It was realized, as the meeting ended, that the record function did not activate at the start of the Zoom meeting, so a recording of this meeting is not available.)

Mr. Flint announced that he would serve as Acting Chair in Ms. Ferguson's absence. Mr. Flint explained the conduct and format of the virtual meeting.

At 7:01 p.m., Mr. Flint asked for a roll-call of the Planning Board members. Present were: Mr. Bosdet, Mr. Sayegh, Mr. Flint, Ms. Orvedal, and Mr. Johnson. Ms. Ferguson was absent. At 7:04 p.m., Ms. McEneaney joined the meeting and, at Mr. Flint's instruction, indicated for the roll call that she was present.

Town Planner Elizabeth Hughes was present.

### **Recommendation to the Zoning Board of Appeals Special Permit and Site Plan Approval J.P. Chase Morgan Bank, 1134 Main Street**

This application was continued, **without discussion**, to a future Planning Board meeting to be determined by the Town Planner, in consultation with the Applicant.

### **Recommendation to the Select Board: Notice of Intent to sell Ch. 61B Fitchburg Turnpike (Lot 1 and Lot 2) Nashawtuc Country Club, part of Parcel 3430**

The Planning Board is required to provide a recommendation to the Select Board on whether the Town should exercise its right to purchase the property. Town Planner Hughes explained the Approval Not Required Plan that was submitted previously to create Lot 1 and Lot 2. She explained the Town's options for land under the provisions of M.G.L. 61B.

Mr. Johnson asked if the property was in the Residence AA Zoning District. Ms. Hughes confirmed that it is. Mr. Johnson opined that there does not seem to be any advantageous use for the Town in acquiring this property. Mr. Flint opined that purchasing land at that asking price would not be fiscally prudent under current circumstances.

Mr. Johnson moved that the Planning Board recommend to the Select Board that the Town **not** exercise its right to purchase the part of Parcel 3430 at Fitchburg Turnpike (Lot 1 and Lot 2). Mr. Bosdet seconded. All voted in favor. The roll call vote was: Mr. Johnson, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; Mr. Sayegh, yes; Mr. Flint, yes, and Mr. Bosdet, yes.

### **Town Meeting Pre-Meeting Public Hearing Discussion**

Mr. Johnson circulated an updated presentation on the Planned Residential Development Zoning Bylaw amendment. Mr. Johnson shared his screen and explained the edits. Town

Planner Hughes will submit this presentation to the Public Information Officer in time for the Public Hearing on 8/19/20.

**Minutes**

The Board reviewed the 7/7/20 draft meeting minutes. Mr. Flint moved that the Board approve the 7/7/20 minutes as written. All voted in favor. The roll call vote was: Mr. Bosdet, yes; Mr. Flint, yes; Mr. Sayegh, yes; Mr. Johnson, yes; Ms. McEneaney, yes, and Ms. Orvedal, yes.

The Board reviewed and amended the 8/11/20 draft meeting minutes. The amendments were grammatical and edits suggested by Mr. Johnson for clarity. Mr. Flint moved that the Board approve the 7/21/20 minutes as amended. All voted in favor. The roll call vote was: Mr. Bosdet, yes; Mr. Flint, yes; Mr. Sayegh, yes; Mr. Johnson, yes; Ms. McEneaney, yes, and Ms. Orvedal, yes.

**Board Liaison & Staff Updates**

None given.

**General Public Comment**

None given.

The meeting adjourned at 7:19 p.m.

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

- Bowditch & Dewey LLP letter dated 7/23/20, Notice of Intent to Sell 61B land at Fitchburg Turnpike, part of Parcel 3430
- 7/7/20 draft meeting minutes
- 7/21/20 draft meeting minutes
- Town Planner agenda memorandum

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 8/25/20