
Members Present:

Doreen Prouty
Richard Maggi – Vice Chair
Vincenzo Ronghi-Alternate

Members Absent

Gary Geiger – Clerk
Aldo Mancini-Alternate

Also Present:

Stefanie Kesecker

Chairperson Prouty opened the meeting at 1:00 PM.

Chairperson Prouty opened the public hearing by introducing the members of the Board.

A. Further Review of Wayfinders Decision-Case #1978

Chairperson Prouty read the requirements needing to occur if a condition under a previously granted Comprehensive Permit is to be altered. Guidelines under 760CMR 56.06 (11) states the petitioner must submit such request in writing and the Board must determine that such request is not a substantial change nor have a negative impact before granting the new request. The petitioner did submit a request to eliminate the 45-day waiting time clause once a check has been delivered. The members agreed that eliminating the 45-day waiting period would have no negative impacts and is an insubstantial issue to the WayFinders project. Chairperson Prouty called for a vote to agree that the 45-day waiting requirement is an insubstantial change. Maggi-yes, Ronghi-yes, Prouty-yes. Chairperson Prouty also called for a vote to eliminate the 45-day waiting period from Article IV, Condition 3 (a) of the previously granted Comprehensive Permit. The rest of this condition is to remain the same. Maggi-yes, Ronghi-yes, Prouty-yes.

Chairperson Prouty stated since the last meeting she has spoken to Town Solicitor Steve Buoniconti about the Porous Pavement Agreement and he did not wish to change the language in the agreement and Mayor Sapelli has signed the agreement. She also spoke with the Mr. Buoniconti who spoke with the Building Inspector, Kevin Duquette and Planning Director, Pam Kerr about the proposed \$19,000 fee from VHB. All are in agreement the fee is too high and agreed upon a sum of \$5,000. Mr. Buoniconti wrote the Board a letter stating that \$5,000 was enough to set aside in an escrow fund. He also contacted Attorney Ellen Freyman and Wayfinders is amendable to this amount. Attorney Freyman delivered the check to the Board at this meeting.

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to set the escrow amount at \$5,000. The Chair called for a vote, Maggi-yes, Ronghi-yes and Prouty-yes. Att. Ellen Freyman, submitted a check in the amount of \$5,000 to the board at this meeting.

VOTE 3-0-0

The Chair will send a letter to the Building Inspector letting him know the necessary conditions needing to be satisfied before the issuance of a building permit have been satisfied.

WayFinders also requested changing the wording "the issuance of a building permit" to "the issuance of an occupancy permit" concerning the Pourous Pavement Maintenance Agreement. The mayor has signed the agreement, therefore this request is no longer needed.

B. Any other matter that may legally come before the Zoning Board of Appeals

There was nothing under this agenda item.

Motion was made by Chairperson Prouty and seconded by Mr. Ronghi to adjourn the meeting. Prouty-yes, Ronghi-yes, Maggi-yes.

VOTE 3-0-0

Meeting adjourned at 1:25pm.