

The meeting was called to order at 7:30 p.m. by Mr. Robert Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair
George Yered, Clerk
James McKay
Nicole Riley
Richard Nichols, Associate Member

Members Absent: Catherine MacInnes

Also present: Femion D. Mezini, 108 Plain St.
John Davis, 689 Main St., Walpole
Brian Joyce, 776R Washington St., Canton
Robert Waters, 69 Lavender St.

**741 & 720 MAIN STREET DEVELOPMENT
INFORMAL DISCUSSION/PRESENTATION
F. MEZINI/J. DAVIS**

Mr. Femion Mezini had emailed the Board and requested an informal discussion regarding the above-mentioned property. Mr. John Davis stated that currently there are two single family homes on the property. Neither one is in repairable condition, he said. He presented two proposed sketches (“714 & 720 Main Street, Sketch A” and “Sketch B”) for a mixed-use, village-style construction development for the property. Mr. Davis said there are no wetlands on the property, however, there are wetlands bordering the property. Each proposal provides for residential units and commercial development. According to Mr. Davis, the commercial uses would not be retail, rather “low impact businesses,” such as office space. Mr. Davis stated that he had a preliminary discussion with Mr. Giampietro, the Zoning Enforcement Officer/Building Inspector, and he felt that the MCEOD District would prevail for the parcel.

The Board reviewed the sketches. Mr. Cantoreggi stated that he preferred “Sketch B” with the commercial/residential building facing Main Street and the residential building in the rear. The Board was in agreement with Mr. Cantoreggi. Mr. Davis stated that there is more than sufficient parking for each building. Mr. Cantoreggi reminded the applicant what the Board looks for in the mixed-use type of development, for example, “period” lighting, outdoor seating area, stormwater management and on-site drainage, snow and trash removal, etc.

Mr. Davis stated that the property would “look nice” when completed and they have a low impact development in mind. They will file a formal application when ready to proceed, he said.

NEW BUSINESS:

**FENCING AT DUNKIN DONUTS/SHELL
INFORMAL DISCUSSION**

MR. ROBERT WATERS – 69 LAVENDER STREET

Mr. Waters stated that his property abuts the Dunkin Donuts parking area and former Shell Gas Station on Main Street. He said that he put up a fence along most of the back of his property. Due to the new drive-thru and parking design constructed at Dunkin Donuts, he said, headlights from parked cars are now shining into his house. Mr. Waters stated that the open area without any fencing is actually on the former Shell station property, and he requested that the 8-10 foot open area be fenced.

Mr. Brian Joyce, representing Mr. Andrade, the owner of Dunkin Donuts, stated that he has spoken to Mr. Waters and is aware of the problem. He stated that there was a fence originally between the gas station and Mr. Waters' property which has since come down. Mr. Joyce stated that Mr. Andrade "will continue to strive to be the best corporate citizen he can," and has offered to replace the fence. The issue, Mr. Joyce stated, is that there are trees in the way and machinery would need to be used for installation of the fence. Mr. Andrade would need authorization from the owner of the gas station prior to doing any work. The Dunkin Donuts franchise would like to be insulated from potential problems/liability with the gas station owner, Mr. Joyce said.

Mr. Cantoreggi and Mr. McKay stated that they would be willing to talk to the property owner of the gas station.

OTHER BUSINESS:

FY 13 BUDGET

On a motion made by Mr. Cantoreggi, seconded by Ms. Riley, it was unanimously voted to approve the Planning Board level-funded budget for fiscal year 2013, as written.

MINUTES

On a motion made by Ms. Riley, seconded by Mr. McKay, it was unanimously voted to approve the regular session minutes from January 17, 2012, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. McKay and voted unanimously, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

*Camille Standley
Administrative Assistant*