

The meeting was called to order at 7:42 p.m. by Mr. McKay, Acting Chair.

Members present: Robert Cantoreggi, Chair (arrived at 8:50 pm)  
James McKay  
Catherine MacInnes  
Nicole Riley  
Richard Nichols, Associate Member  
  
Melissa Recos, BETA Group

Members Absent: George Yered, Clerk

Also present: Scott Fuzy, 15 Stony Brook Dr.  
Jeff D’Amico, Compass Project Management  
Wayne Klocko, 85 Walnut St.  
Kevin Witzell, CDR Maguire, Inc.  
William Murray, Places Associates  
Jim Jackson, CDR Maguire, Inc.  
Ilana Quirk, Kopelman & Paige, PC

**CENTENNIAL PLACE  
MODIFICATION/DRIVE-THROUGH  
JOPA REALTY/JOHN KAZIS  
979 MAIN ST.**

**PLAN ENDORSEMENT**

Mr. O’Connell had delivered the mylar set of plans for the approved project (approved 9/23/14) for the Planning Board to endorse. The Board was not able to endorse as the address was incorrect on the plans. Mr. O’Connell will be notified to submit corrected plans.

**SPECIAL PERMIT/SITE PLAN APPROVAL APP., PUBLIC HEARING  
NEW POLICE STATION  
37 AUBURN RD.**

The public hearing was opened at 7:42 p.m. with notice being read by Mr. McKay.

Atty. Quirk summarized the overall process and other special permits issued for adjacent projects, such as Centennial Place (JOPA Realty) and the new library, which were all part of the scope for the completed development which would include the construction of the new police station. Part of this process also includes the demolition of the old library and renovations for the current police/fire station, she said. The adjacent developments are relevant and do apply to the application currently before the Board for the new police station construction and work associated with it, she said. According to Atty. Quirk, the police station will be self-contained with its own drainage and parking and is an “as-of-

right use.” In her opinion, no amendment or modification to any of the previous special permits is necessary.

Mr. Klocko provided a history of the project and the work of the Permanent Building Committee. He submitted a letter, dated February 5, 2015, from Chief Edison. He stated the budget for the new police station is \$7,058,110 and the budget for the Fire Station Renovation is \$2,902,978 for a Project Total Cost of \$9,961,088. This amount was approved at Town Meeting, he said, and they will not be asking for any more money. According to Mr. Klocko, the proposed building is 10,600 square feet. The schedule is - after demolition of the old library, construction of the new police station would take place, and the police move in. Then fire service will then be moved to temporary trailers on site at the fire station to allow for the renovations of that building. The goal is to start construction in May for the 18-month project; with the project being complete in November 2016, Mr. Klocko said.

Mr. Jackson discussed the drainage plans and culvert relocation. They are making changes to the Stormwater Report and will have that completed by the end of the week, he said. Drainage will be an improvement as to what is there today, Mr. Jackson stated. Parking was discussed. Mr. Jackson stated that they had received the review letter from BETA Group, dated February 6, 2015. He spoke with BETA directly and they are working on revising the plans and preparing a response letter. Mr. Jackson stated that they hoped to have everything to BETA by the end of the week for review. A lighting plan was submitted.

The Board reviewed the design and “Exterior Elevations” plan. The design had been revised since the informal discussion at the last meeting. The Board was more in favor of the revised design. Mr. McKay mentioned that they may want to consider re-locating the generator to avoid possible noise complaints from nearby residents. Mr. Klocko will look into it. Mr. Klocko stated the building was designed to give it “status in relation to the buildings around it.” “As any municipal building, it should be clear as to what it is,” he said. Some design elements are similar to the new library.

Ms. Recos asked if the Board had any particular concerns with the intersection at Main Street. Traffic studies were discussed. Mr. Cantoreggi stated that in his opinion, the traffic study for Centennial Place in December, 2013, would be sufficient. Mr. McKay referenced another traffic study that was done in response to an accident with a crossing guard at the intersection and that will be provided to BETA as well.

The applicant requested an earlier meeting as they will provide BETA Group with the following by the end of the week: (1) Updated plan set, (2) Updated Stormwater Drainage Calculations, (3) Written responses to comment letter, (4) Centennial Place Drainage Report, (5) Any additional traffic study/data.

On a motion made by Mr. McKay, seconded by Ms. Riley, it was voted unanimously at 9:03 p.m. to continue the public hearing to Tuesday, February 24, 2015, 7:30 p.m.

**26-28 SPRING STREET**

**THOMAS ROCHE**

**PLAN ENDORSEMENT/EASEMENT PLAN**

Re-scheduled to next meeting per applicant.

**OTHER BUSINESS:**

**SOLAR BYLAW DISCUSSION**

Mr. Weiss from the Mills Energy Committee working on this with Mr. Aspinwall.

**POULTRY/URBAN DOMESTICATED FOWL BYLAW DISCUSSION**

Mr. Cantoreggi stated that Town Counsel is working on drafting a warrant article.

**MINUTES**

On a motion made by Ms. Riley, seconded by Mr. McKay, it was unanimously voted to approve the minutes from January 20, 2015, as written.

**ADJOURN**

There being no further discussion and on a motion made by Mr. Cantoreggi, seconded by Mr. Nichols, and voted unanimously, the meeting was adjourned at 9:15 p.m.

Scheduled Planning Board Meetings: February 24, 2015  
March 24, 2015

*Respectfully submitted,*

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*Camille Standley*  
*Administrative Assistant*