

The regular meeting of the Planning Board convened at 6:30 pm via zoom.

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Geller, and Mr. Ajemian

ASSOCIATES PRESENT: Mrs. Santarcangelo, and Mrs. Rojas

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development

Chairman Driscoll opened the meeting and read the Governors Open Meeting Guidelines.

**Comprehensive Master Plan Presentation – Barrett Planning Group**

Judi Barrett- Barrett Planning – introduced tonight’s purpose.

Alexis Lanziollota – Barrett Planning, began discussion on open comments, final draft plan overview and next steps.

Some of the key topics were: Updates to outdated data, dates and other information; lighting policy; Environmental sustainability – tree protection; yearly workshops for Departments and Boards/Committees.

Open comments from the Planning board were also discussed. Mixed use- the board discussed striking this as there was uncertainty around the need for more residential in correlation to the need for commercial use. It was noted there was a desire to strengthen mixed use criteria in other allowed areas, focused CBD.

MBTA Communities Legislation – discussed keeping this in here as comments will be addressed by the state in the coming months.

Adaptive reuse – discussed allowing the conversion of existing buildings to multi-family, so that existing buildings can be used again. There was concern with the quality of housing that some of these buildings would produce. Mixed use was discussed as a plausible use for this as well. Members preferred this to be used as a preservation tool.

Chairman Driscoll asked the board if they would like to open for public comment.

Public comments:

Pat Neary-Lakeside Drive – asked about addressing solar panels on the large facilities and making it a requirement.

- “Explore” the suggestion of solar requirements

Carlton Hunt – Austin St – agreed encouraging solar is a good idea. Felt the recommendations are not specific enough to meet Mass General Law requirements.

Janet Hansen – Pleasant St – noted her like of the preservation suggestions and asked what some of the districts were.

Judy Barrett noted that she felt the next draft should be the final submission to the board and move along past that.

**Adjournment**

**Motion to adjourn was made by Member Geller, seconded by Member MacDonald, it was unanimously voted.**