

**Plainville Planning Board
Minutes of May 2, 2023**

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A meeting of the Plainville Planning Board was held on 05/02/2023. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:00 pm and was recorded.

Board members present:

Justin Alexander, Dawn Denizkurt, Chris Desprez, Tom McHugh, Stan Widak

Board members absent/late:

None

Staff: Chris Yarworth

General Business

SRPEDD – Update on Regional and Master Plan issues

Philip Hu from SRPEDD was present to update the Board on two studies.

PDA/PPA

SRPEDD is updating a regional study to locate areas Priority Development Areas (PDA) and Priority Protection Areas (PPA). The study was last done in 2013. This study is paid for through South Coast Rail and DLTA study funds available to SRPEDD. Philip Hu from SRPEDD reviewed a 12 slide PowerPoint presentation of the study. Local comments will be incorporated into the final results. Once areas are designated, they are more likely to obtain funding if grants are submitted. Mr. Hu will coordinate with the Planner and report back to the Board once draft areas are determined.

Plainville Master Plan

Mr. Hu updated the Board on the Master Plan status. Community outreach is being performed, and around 670 survey responses have been received to date.

Planning Board appointment to SRPEDD

The annual appointment from the Planning Board for a SRPEDD representative is again needed. Mr. Desprez offered to take over from the Planner, who has provided 10 years of incredible support to the regional planning agency.

Motion by Mr. Widak and seconded by Mr. Alexander to appoint Mr. Desprez as the Planning Board representative to SRPEDD for FY 2024. Passed: 5-0-0.

Planning Board representatives to Master Plan Committee

Mr. Alexander and Ms. Denizkurt offered to step down from their roles on the MPC.

Motion by Mr. Alexander and seconded by Mr. Desprez to appoint Mr. McHugh and Mr. Desprez as the Planning Board representatives to the Master Plan Committee. Passed: 5-0-0.

A new at-large member will need to be appointed by the Select Board, since Mr. McHugh will no longer be able to fill that role.

5 West Bacon Street – Cindi Spadoni, Mark & Brett Beyersdorfer

A Form A plan entitled “Plan of Land, 5 West Bacon Street, Plainville, Massachusetts, prepared for Cindy Spadoni, Owner, Mark A Beyersdorfer, Owner, Brett A. Beyersdorfer, Owner” dated April 27, 2023 and prepared by Level Design Group was reviewed. It splits an existing Land Court parcel into a smaller conforming lot and two non-buildable lots without frontage.

Motion by Mr. Alexander and seconded by Mr. Desprez to endorse the Form A plan for 5 West Bacon Street. Passed: 5-0-0.

Heather Hill Senior Housing Project

A request for a permit extension has been filed, but the Owner requested that the decision be delayed so that more information can be obtained.

43 Taunton Street

A request to extend the two development permits for the project has been received from the owner. The extension will align the deadlines with those of the special permits.

Motion by Mr. Widak and seconded by Mr. Alexander to extend the development permits for site plan and flood plain at 43 Taunton Street to 07/11/2025. Passed: 5-0-0.

27 Cross Street - CRG

Preliminary plans of the trail improvements on the Metacomet Greenway between Cross and Green Streets have been received from Beals Associates. Changes have been requested by the Planning Department and are under discussion.

Annual Planning Board reorganization

The Board discussed reorganization options. Ms. Denizkurt and Mr. Widak both offered to serve as chairperson.

Motion by Mr. Desprez and seconded by Mr. Alexander to appoint Ms. Denizkurt as Chairperson. Passed: 4-1-0. (Widak opposed)

Motion by Ms. Denizkurt and seconded by Mr. Desprez to appoint Mr. Alexander as Vice - Chairperson. Passed: 5-0-0.

Motion by Mr. Alexander and seconded by Mr. Desprez to approve the minutes of the 03/06/2023 Planning Board meeting. Passed: 4-0-1 (McHugh abstaining).

Motion by Mr. Widak and seconded by Mr. Alexander to adjourn at 7:27pm. Passed: 5-0-0.

Submitted by:

Christopher Yarworth
Director of Planning & Development