

**Plainville Planning Board  
Minutes of July 12, 2023**

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A meeting of the Plainville Planning Board was held on 07/12/2023. 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

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**General Business**

Heather Hill Country Club – Connie Pohlak, Heather Hill Investments, LLC

(Mr. Desprez recused himself for this discussion since he has a conflict.)

A request to extend the special permits for this project was submitted. Owner Constant Pohlak and his attorney David Rich were present. The project has been tied up in litigation between the landowners and the developer, so construction has been held up. Town Counsel had opined that the Board should approve the requested extension. Sewer and water availability is still a concern, but that will be addressed by the Select Board when service is requested.

**Motion by Mr. Alexander and seconded by Mr. McHugh to extend all the special permits for the Heather Hill senior housing development to 07/21/2025.** Passed: 4-0-0.

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210-218 South Street – Ed Voshchin – Informal discussion

Mr. Voshchin was present to discuss a proposed reconfiguration of the projects previously approved at 210 and 218 South Street. The plan would combine the two previously approved buildings at 218 South Street into one larger building, to create a more coherent feel between the two sites. Two roof options were provided.

The following members of the public offered input:

Kevin Baldwin	3 South Street	Concerns about pavement expanse, driveway width, handicap parking
Sherri Minch	34 Legion Drive	Concerns about pavement expanse and barn style roof
Maggie Clarke	7 Wisteria Drive	Felt lawyer or accountant type

		offices were a good fit for the area.
Michelle Baldwin	3 South Street	More parking needed for commercial use. Need better balance between residential and commercial.

The Board expressed concerns about the building size and style, paving proximity to the wetlands, street setback of the new building, number of parking spaces, viability of the commercial unit and the tie in to the proposed 2026 South Street reconstruction.

Bills paid:

Graves Engineering \$475.50 5 Berry Street, NextGrid solar

**Motion by Mr. Alexander and seconded by Mr. McHugh to approve the minutes of the 06/21/2023 Planning Board meeting.** Passed: 3-0-2 (Denizkurt & Widak abstaining).

**Motion by Mr. Alexander and seconded by Mr. McHugh to adjourn at 7:06pm.** Passed: 5-0-0.

Submitted by:

Christopher Yarworth  
 Director of Planning & Development