

**Plainville Planning Board
Minutes of September 18, 2023**

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A meeting of the Plainville Planning Board was held on 09/18/2023. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:01 pm and was recorded.

Board members present:

Dawn Denizkurt, Tom McHugh, Stan Widak

Board members absent/late:

Justin Alexander, Chris Desprez

Staff: Chris Yarworth

General Business

10 Madison Street – High Rock Madison, LLC

Attorney Ed Brennan requested extensions to existing special permits for 10 Madison Street on behalf of High Rock Madison, LLC. Construction is expected to start within the year. He has submitted a letter dated 9/12/2023 with his exact request. There was discussion about the legality of extending the permit for the pylon signs, which has expired. The Board decided to not extend that permit.

Motion by Mr. McHugh and seconded by Mr. Widak to extend the following permits to 11/09/2024 (the date the earth removal special permit expires):

- **Site Plan/Development Permit decision recorded in Deed Book 40931 Page 327.**
- **Special Permit for Community and Water Resource Protection recorded in Deed Book 36983 Page 353.**
- **Special Permit for Building Floor Area Greater than 45,000 sf. recorded in Deed Book 36983 Page 353.**
- **Special Permit for a Retail Use in a CD zoning district recorded in Deed Book 36983 Page 353.**

Passed: 3-0-0.

210 South Street – Ed Voshchin

Dan Campbell of Level Design Group was present with Ed Voshchin, the owner, to request minor modifications to the Site Plan for the project at 210 South Street. Changes included revising the handicap parking and access, parking lot lighting and dumpster location. The changes were shown on a plan by Level Design Group dated 09/14/2023 (Parking Lot Modification – SK-1). The applicant was reminded that the lot as it exists now has been over paved, and that all proposed landscaping needs to be installed.

Motion by Mr. McHugh and seconded by Mr. Widak to allow the proposed modifications as shown on the Level Desing Group plan dated 09/14/2023 with 21 parking spaces and the landscaping in the new areas to be of similar character to those areas previously approved. Passed: 3-0-0.

2 Haynes Road – Theresa Pacella

A Form A plan was submitted splitting the land at 2 Haynes Road into two lots. A frontage waiver had previously been issued by the Board of Appeals for one of the lots. Attorney Nick Riccio presented the project.

Motion by Mr. McHugh and seconded by Mr. Widak to endorse the Form A plan entitled “Plan of Land, 2 Haynes Road”. Passed: 3-0-0.

The following bills were paid:

| | | |
|-----------------|----------|--------------------|
| 3 Fuller Street | \$960.75 | Graves Engineering |
| 5 Berry Street | \$538.48 | Graves Engineering |

3 Fuller Street – RBI Baseball Academy, Inc.

The Board voted to release \$1039.25 in unused 53G fees back to the applicant.

Motion by Mr. McHugh and seconded by Mr. Widak to approve the minutes of the 08/09/2023 Planning Board meeting. Passed: 3-0-0.

Motion by Mr. McHugh and seconded by Mr. Widak to adjourn at 6:33pm. Passed: 3-0-0.

Submitted by:

Christopher Yarworth
Director of Planning & Development