

**The Chair called the meeting to order at 7:00 pm.**

## **I. Roll Call**

**Present: Joe Cardello, Bruce Santa Anna, Alex Biliouris, Dean Naylor, Gene Simone, Stephen Vowels. Absent: Scott Gibbs. Also present was Town Planner Bob Ericson.**

## **II. Approval of Minutes – Regular meetings; May 7; June 11, & 25, July 2 & 16 - Transcripts; June 11 & 25; July 2**

**Mr. Biliouris made a motion to approve the minutes of May 7, 2009, as corrected. Mr. Simone seconded the motion, with all in favor.**

**The Chair made a motion to table the approval of minutes for the remaining dates on the agenda, in order to give each member time to review the minutes. Mr. Naylor seconded the motion, with all in favor.**

**Mr. Santa Anna made a motion to approve the stenographer's transcript for the Dowling Village portion of the meetings held on June 11, June 25, and July 2, 2009. Mr. Naylor seconded the motion, with all in favor. Mr. Biliouris did not vote on the motion, as he has been recused from the Dowling Village hearings.**

## **III. Industrial Drive Development –Major Sub-division**

**Request for Extension of Master Plan Approval**

**Applicant: Robert Branchaud**

**Location: Industrial Drive, Assessor's: Plat 5, Lot 76**

**Zoning: Manufacturing (M)**

**Attorney Eric Brainsky was present for the applicant to request an extension for Master Plan approval, due to a dispute with an abutter regarding an easement. The dispute has been sent to arbitration, and a decision is expected by September.**

**Mr. Simone made a motion to extend the Master Plan approval to September 6, 2010. Mr. Biliouris seconded the motion, with all in favor.**

#### **IV. Review of Plan & Recommendation to Zoning Board for Dimensional Variance**

**Applicant: Jeffery Piette**

**Location: Annette Ave from Lamoureux Boulevard, Assessor's Plat 9 / Lot 191**

**Zoning: Rural Residential (RU-20)**

**Attorney Eric Brainsky addressed the Board, requesting the Board's recommendation to the Zoning Board on a dimensional variance. He stated that they were present before the Board in July to get the Board's opinion on what type of road to construct on the current paper street, Annette Avenue. Using the Board's feedback from that meeting, a new plan, which is substantially similar to that previously**

submitted, has been submitted to the Board. The applicant conferred with Mr. Ericson, and reduced the size of the building to 18' x 26', which still requires a 4' variance from the side yard setback requirements on each

side of the house. Mr. Ericson clarified that his discussion with the applicant focused on a building footprint that will stand up before Superior Court, which is not necessarily the smallest possible.

Mr. Biliouris asked about the proposed swale and how to make sure that grass will grow. Project Manager Erin Gallogly stated that there are a few methods used to stabilize grass on swale, naming jute mesh as one of the methods. Mr. Biliouris asked if any modification is necessary for the DEM permit. Mr. Brainsky stated that he believes that it will not be necessary since the project has been reduced, but that the applicant will notify DEM of the changes to the plan to see if modification is necessary.

Mr. Biliouris made a motion to send a favorable recommendation to the Zoning Board for a dimensional variance. Mr. Santa Anna seconded the motion. Planning Board vote was as follows: AYE: Mr. Naylor, Mr. Biliouris, Mr. Santa Anna, Mr. Simone. NO: Mr. Cardello. Motion passed, with a vote of 4-1.

V. Dowling Village Phase II & III – Preliminary Plan Public Hearing

**Major Land Development Project- Site Plan Review**

**Also Reviewing project impacts for the whole project, Phases I-IV**

**Applicant: Bucci Development, Inc. - Brian Bucci**

**Location: 120 Eddie Dowling Highway/146A; Assessor's Plat 13, Lots 18, 20, 21, 44, 53, 76, 111, 112, 123 & 143 and Plat 21, Lots 25, 26, 29, 30, 31, 32, 50, 58, 61, & 71**

**Zoning: Professional Services (PS), Business Highway (BH), & Rural Agricultural (RA)**

**(Continued from Jan. 8, & 15; Feb. 12, & 26; Mar. 12, & 19; April 9, 23 & 30; May 14; June 4, 11 & 25; July 2, 16 & 23, 2009)**

**Please see stenographer's transcript for this portion of the meeting.**

**Respectfully Submitted;**

**Angela Pugliese**

**Planning Board Secretary**