

PLANNING BOARD
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Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Kramer
Tish Vadnais
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

Meeting Minutes
April 1, 2020
Remote Meeting
7:00 PM

Present: Christopher Cooper, Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr, Jake Kramer, Lynne Ferreira, Associate Member, and Daniel Roach Town Planner.

Absent: Tish Vadnais

Mr. Cooper began the meeting with the Pledge of allegiance at 7:00p.m.

Form A

1. Slater Street – Brander – 20-05A

Mr. Rob Davis of InSite Engineering was present.

Mr. Davis presented plans.

Mr. Cooper asked the board if there were any questions or concerns.

Mr. Moitozo stated that he did not have any questions in regards to the plans. He did have some questions in regards to the application. The Form A application was signed by Diane Brander. The plans list Diana Brander. The standard block we ask for is not on the plans. The title block that list the applicant's name, address, book and page. On the application Diane signed but Michael is listed as the applicant.

Mr. Davis states he saw Mr. Moitozo's point. He does believe that Michael & Diane are listed on the deed but did not have it in front of him.

Mr. Moitozo stated that the deed only says Diane.

Mr. Davis stated that these are changes he would be happy to make.

Mr. Cooper stated that it was his opinion that he would be ok approving the plan and just have Mr. Davis submit revised plans. Ask Mr. Moitozo is he would be ok with that?

Mr. Moitozo replied yes.

Mr. Bertozzi stated that if you look at the deed it states consideration nominal to Diane Brander. This was done in 1989, 30 years ago. The application is signed by Diane Brander.

Mr. Moitozo stated that now that he is looking at the application no one has signed it.

Mr. Davis stated that he may have received the application electronically. He will submit a signed application with the revised plans.

Mr. Kramer asked Ms. Ferreira why he is seeing a cancelled stamp on the deed.

Ms. Ferreira explained that it is an excise stamp.

Mr. Cooper asked if there was any other discussion.

Mr. Moitozo made a motion to endorse the Form A for 20 Slater Street with corrections to the owner's name and a signed application.

Ms. Ferreira stated that where it says applicant, it should say owner, then Diane Brander and then

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applicant can list both names.

Mr. Kramer seconded the motion. Roll call vote, all replied aye, motion passes.

New Business

1. 28 Smith Street – Conservation Restriction

Mr. Cooper stated that the board had received the Conservation Restriction from Provost Construction. Mr. Roach stated that he has read through it. It doesn't provided access. It has been sent over to Town Counsel.

Mr. Ennis stated they were supposed to put an easement for access.

Mr. Roach stated that Town Counsel did say that access is typically included in the Conservation Restriction.

Mr. Bertozzi asked if the access was for the town?

Mr. Roach replied that the access would be for the public.

Mr. Cooper stated that is should state exactly what the board asked for.

Mr. Moitozo stated that what has been submitted is a generic Conservation Restriction. Under purpose it says just conservation. It says nothing about access. It should be added to the purpose.

Mr. Roach stated that access should be added somewhere on the restriction.

Mr. Bertozzi stated that with the Walt Munroe Conservation Restriction it came up about this type of thing regarding the same thing. Mr. Roach should look that up as a reference.

Mr. Roach stated that we'll add those changes and see what Town Counsel has to say. Do we need to vote on it today?

The board agreed to wait.

1. Signing of Plans

Mr. Roach stated that as far as signing plans, I will need four people to sign. Jake would count as one. We will sing the plans outside of the building. I will figure out a date and email you with it. Please email me back to let me know who will be able to sign them.

Mr. Moitozo asked if the plans show an easement.

Mr. Roach stated that he would double check to make sure that it is added.

Mr. Cooper asked can we do a digital signature or electronic signature?

Mr. Roach stated that we are not set up for that type of signature and it would be tough on a mylar plan.

Ms. Ferreira stated that the Registry of Deeds can only take a mylar with original signatures. The registry is working on this.

Mr. Bertozzi stated that suppose we have signature stamps and give Mr. Roach written permission to use them.

Ms. Ferreira stated that she would check on that.

Mr. Bertozzi stated that this could take several months or longer. He has no objections to having a stamp made.

Mr. Moitozo asked could we give Mr. Roach some type of power of attorney to sign the plans for the board?

Ms. Ferreira stated that would be a legal question.

Mr. Moitozo is could be in a limited compacity.

Mr. Cooper stated we could have Mr. Roach speak to Town Counsel about this. Hope in two weeks we have a solution.

Mr. Kramer stated that with the VA he uses all types of signature forms.

Meeting Minutes

1. March 4, 2020

Mr. Cooper asked if the board had any comments, there were none.

Mr. Kramer made a motion to approve the above-mentioned meeting minutes.

Mr. Ennis seconded the motion. All were in favor, motion passes.

Adjournment

Mr. Ennis made a motion to adjourn at 7:41 pm

Mr. Kramer seconded the motion. All were in favor, motion passed.

Respectfully Submitted

Christopher Cooper, Chairman

Robert J. Moitolo
Robert Moitolo, Vice-Chairman