

Planning Board
Judge Welsh Hearing Room
May 5, 1999

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Present: Gordon Gaskill - Chairman
John Paul Grunz
Donna Szeker
Jay Coburn
Peter Demers

Topic 1: 32 Conwell Street, Edward Malone

Present: Edward Malone

Re: Old A & P area, 6 lots to be converted to 18 affordable Rental units. Proponent does not make formal application for the project ... is merely seeking approval of the concept. Residents living on Tiny's Way objected to access to that street. Questions were raised regarding access to Conwell Street, especially during the tourist season. Proponent asked for a motion of approval from the Board.

Planning Board members decided to take no action at this time.

Topic 2: 37 Snail Road, Beach Point Realty Trust A.N.R.
Discussion of modification to already approved ANR Plan

Present: Gary Locke for Billy Rogers

Discussion of variable grading and access to subject property. **ANR** Plan had already been approved. No motion necessary. Planning Board members gave a green light to proceed. Drawing plan of roadway.

Topic 3: 42 Conwell Street, Mike Silva
Application for Site Plan Review under Article 111, Section 3000 of the Zoning By-law, to allow construction of a 2,400 square foot commercial building.

Present: Gary Locke for Mark Silva

Area concerned is adjacent to Texaco Station on Conwell Street. Plans submitted to Planning Board for review. Some discussion followed.

Motion: Move to approve application for construction of commercial building at 42 Conwell Street as of May 5, 1999. DS/JC

Vote: Approve 5 Disapprove 0

Topic 4: 275 Commercial Street, George Kraniotakis
Review Chapter 91 Waterways License application for new construction within Chapter 91 jurisdiction in order to prepare comments for DEP

Present: Atty: Chris Snow, George Kraniotakis, Wynn Davis

Ongoing problem of septic system at George's Pizza, now resolved, requiring letter of recommendation for DEP. Wynn Davis will draft the letter of approval and submit it to the Planning Board at the next meeting.

Topic 5 48 Harry Kemp Way, Harry Kemp Corporation
Application for Site Plan Review under Article 111, Section 3150 of the Zoning By-law to allow four dwelling units on one lot. (Continued from April 21, 1999)

Present: Gary Locke, Kenneth Weiss

Subject property already approved for three units now acting on modification to add a fourth.

Motion: Move to approve modification request to add fourth dwelling to already approved Site Plan at 48 Harry Kemp Way as of May 5, 1999. JC/PD

Vote: Approve 5 Disapprove 0

Topic 6: 48 & 64 Race Point Road, Miriam Collinson
Unauthorized site grading, Stop Work order (Continued from April 21, 1999)

Since noone appeared in regard to this matter, the subject was lightly discussed and put off to a later undetermined date.

Topic 7: Review of minutes from April 21, 1999

After reviewing minutes, members expressed concern that too much detail is being reported. No motion to accept or reject. Subject was tabled until the next meeting.

Motion: Move to adjourn. JPG/DS

Vote: Approve 5 Disapprove 0

Meeting was adjourned at 9:10 PM.