

**Regular Meeting Minutes**  
**January 11, 2023**

Members present: Mark M. Schafron/*Chairman*, Robert J. Swartz/*Vice Chairman*, Robert J. Bettez, Sr., Paul A. Cormier, Stephen Cormier.--*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Rob Oliva-City-Engineer, Christine Fucile-Adm. Asst., Frank Maher-Cannapreneur Partners, David Miller-Seven Point of MA, Todd Sullivan-Cannapreneur Partners, Amy Fantoni-Timpany Crossroads, Craig Perry-Timpany Crossroads, and Bill Hannigan-Hannigan Engineering.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

***Mr. Schafron called the meeting to order at 7:26 p.m.***

**1. APPROVAL OF MINUTES:**

November 9, 2022 (no meeting held in December).

- ✓ *Public Meeting – Park Street Park & Parking Lot*
- ✓ *Regular Meeting*

***Motion to approve minutes as presented.***

**S. Cormier/R. Bettez.**

**Vote: 5 – 0**

**2. NEW BUSINESS:**

**2.1 Seven Point of Massachusetts, Inc. ~ 320 West Broadway**

Mr. Schafron noted there will be two votes on this. One vote will be for the Definitive Site Plan and the other for the Special Permit application. The Zoning code states in order to approve the Special Permit, the Definitive Site Plan needs to be approved first.

Mr. Schafron asked if there is any discussion needed, questions, or comments.

T. Beauregard commented at the recent Development Review meeting, the Building Commissioner brought some concerns he had with extending the Building Permit again since the last time he was put in a position to extend it for six (6) months and nothing happened. Consider a condition in the Special Permit with respect to time for the project and applying for the Building Permit within a 30-day period, after the appeal period is finished, and substantial completion of the project from the six (6) month period within that same time frame.

T. Beauregard asked the proponent if this is agreeable. The reply was 30 days to apply for the permit is reasonable, but the only concern over the six months of substantial completion with respect to building these days, there is a lot out of one's control, and asked if there could possibly be some leeway if there is a delay, possibly a 14-week delay and cannot get an item. T. Beauregard asked the Planning Board if it would be flexible with this, and if the applicants are willing to come back in and meet with the Planning Board to explain additional time is needed

and added they are being reasonable with the time frame for substantial completion. Mr. Sullivan replied they will be very proactive with any delays that will slow them down, and he will make sure to explain why they will be late. Mr. Schafron stated they can expect flexibility from the Planning Board as long as they are kept informed. T. Beauregard asked if the Planning Board is comfortable with this, and all replied yes.

T. Beauregard asked the Applicant if they are familiar with the previous special permit and it's conditions because if the Planning Board does vote on it tonight, it is pretty much the same thing. The hours of operation would be Sunday through Thursday from 9:00 a.m. to 10:00 p.m. and Friday and Saturday from 9:00 a.m. to 11:00 p.m. In addition, the two conditions recommended are # 20, the Applicant shall apply for a Building Permit within 30 days of issuance of the Special Permit consistent with #16 of this Section which basically says that the Special Permit is good for twelve months. T. Beauregard read aloud #16 which states the Special Permit shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve months following the filing of the Special Permit approval plus the 20-day appeal period with the City Clerk. And # 21, the Applicant shall reach substantial completion of the project within six (6) months of issuance of the Special Permit consistent with #16 of this section.

*T. Beauregard noted the only condition to the Site Plan is reference to the Special Permit decision dated January 11, 2023.*

***Motion to approve Definitive Site Plan Review presented for Seven Point of Massachusetts, Inc. located at 320 West Broadway with suggested condition.***

***R. Swartz/S. Cormier.***

***Vote: 5 – 0***

***Motion to issue the Special Permit with Conditions that are detailed in the Special Permit as presented.***

***R. Bettez/R. Swartz.***

***Vote: 5 – 0***

### **3. OLD BUSINESS:**

***3.1 None at this time.***

### **4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS:**

- *2023 Meeting Schedule – Proposed meeting time change*

T. Beauregard inquired if the Board would be willing to move the meetings up from 7:00 p.m. to 6:30 p.m.

***Motion to change meeting time from 7:00 p.m. to 6:30 p.m.***

***P. Cormier/R. Bettez.***

***Vote: 5 - 0***

- Letter from Massachusetts Historical Commission noting the S.K. Pierce Mansion.
- *Next meeting – Tuesday, February 14, 2023 at 6:30 p.m.*

**Adjournment**

***Motion to adjourn.***

***R. Bettez/S. Cormier.***

***Vote: 5 - 0***

**The meeting adjourned at 7:45 p.m.**

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.