

ZONING BOARD OF APPEALS
160 Patriots Road, E. Templeton
Conference Room
Broadcast on TCTV
8/16/2022 @ 6:30 pm

Present members: Acting Chair: Joseph Risi, Dennis O'Brien, David Smart,
Rick Moulton, Alan Drouin

Administrative Assistant: Laurie Wiita, Jessica Case

Absent members: Ron Davan

Guests: Via ZOOM:

Tom Harrington & Rian Holmquest – Templeton Town Council

Jason Korb – Applicant from Capstone Communities LLC and managing member of CC MPZ School Street LLC

Mathieu Zahler – Applicant from MPZ Development LLC and managing member of CC MPZ School Street LLC

Jordan Smith – Permitting Legal Counsel/Attorney for Applicant from Sullivan & Worcester LLP

Matt Marotta - Architect from ICON Architecture

Shaun Kelly – Traffic Engineer from Vanasse & Associates

Deborah Myers – Landscape Architect (DMLA)

Acting Chair, Joseph Risi begins the meeting at 6:30 pm. Pledge of Allegiance.

Agenda:

Continuance of hearing for comprehensive permit application by CC MPZ School Street LLC from the last meeting of August 8, 2022, for the proposed housing project at the former Baldwinville Elementary School: Since the last meeting, the applicant had worked out a draft with changes on it that was sent to Town Council for review. Tom Harrington of Town Council adds that we are currently in the stage of a draft decision with conditions the ZBA would like to see and giving the applicant an opportunity to consider those conditions. Further, one of the items that was added, was that the applicant would provide a construction management plan and construction schedule. Member, Alan Drouin asks the applicant about their timeline for completion and if there is a guarantee to be finished by a certain time. Mr. Zahler says it is in their best interest to move the project along as quickly as they can, and Mr. Korb says that the comprehensive permit statute is three years with permitted extensions. Further, their previous project in Bridgewater, was completed prior to needing any extensions. Member, David Smart asked about fencing for the neighbors during construction. Mr. Zahler responds that at first they will be installing a safety construction fence with a scrim on it to control the dust and provide privacy. Secondly, the applicant says they will work with the neighbor to make sure they are happy with the final fencing installed. Member, David Smart also asks the applicants about solar energy for this project. Mr. Zahler says they are committed to having the new portion of the building being solar-ready. Acting Chair, Joseph Risi questions about a fenced in pet area on the site. Mr. Zahler responds that anything beyond the submitted plans [like a designated pet area] would be brought back to the ZBA for review and approval. **Motion to vote made by Acting Chair, Joe Risi; Seconded by Alan Drouin; No Discussion. The motion carries unanimously.** Tom Harrington of Town Council clarifies this as a vote to move forward with the drafting of a decision to allow the construction of the applicant's plans. **Motion made that the ZBA is satisfied with the materials submitted and**

that they authorize Town Council to work with the applicant to produce a decision allowing the construction of the project, and that that decision will be received and reviewed at the next meeting [Aug 30th, 2022]. So moved by Acting Chair, Joe Risi; Roll call vote; Alan = Aye, Rick = Nay, David = Aye, Dennis = Aye, Joe = Aye. The motion carries 4:1. Tom Harrington of Town Council adds that he will reach out to the applicants and their attorney to discuss the drafting of a decision and the additional conditions. **Motion to close the public hearing made by Dennis O'Brien; Seconded by Rick Moulton; No Discussion. The motion carries unanimously.** Ms. Wiita updates the ZBA that the last condition [which covered any unforeseeable roadblocks] has been taken out and rewritten. Member, Alan Drouin asks Rick Moulton why he voted no, and Rick explains he feels that the financial impact to the Town would be overall negative and costly to the school system.

New Business: None.

Chair Comments: None.

Member Comments: None.

Next meeting date: Tuesday, August 30th, 2022 @ 6:30 pm

Motion to adjourn made by Rick Moulton; Seconded by Alan Drouin; No Discussion. The motion carries unopposed; Meeting adjourned at 6:57 pm.

Clerk's signature:



Date:

8-30-2022