



Planning Board Meeting Minutes

Remote via Zoom Video Conferencing

July 15, 2021, at 7:15 PM

1 Present: Tricia Kendall, Chair
2 Joe Rubertone, Vice Chair
3 Lakshmi Krishnan
4 Anna Tesmenitsky
5 Deepa Venkat
6
7 Others: Peter Matchak, Town Planner
8 Emma Snellings, Assistant Town Planner
9 Lisa Mead, Town Counsel
10
11

12 *Call to Order*

13 Joe Rubertone, called the meeting to order at 7:15 PM and reviewed the meeting agenda. Mr.
14 Rubertone explained that he would act as Chair for the 90 Concord St. hearing, given Paul
15 Kendall, Chair of the Mindess School Building Committee is Tricia Kendall's husband.

16
17 The meeting is being held via Zoom and recorded by WACA TV.
18

19 Public Hearing – 90 Concord St. Special Permit and Site Plan Review

20 Mr. Rubertone opened the public hearing and Lakshmi Krishnan read the public notice.
21

22 Paul Kendall explained that the Mindess School Building Committee has worked for the past three
23 years on the initiative, and he was pleased to have the opportunity to present the project to the board.
24

25 Ken Kovacs, Principal from Flansburg Architects, and members from Stimson Studios Niche,
26 landscape architects, provided an overview of the project. Mr. Kovacs mentioned that the
27 Massachusetts School Building Authority (MSBA) reviewed the project and overwhelmingly
28 supported it.
29

30 Michael Quinlan, the Project Architect from Compass Project Management, reviewed the project's
31 history, including the MSBA Program schedule, milestones, and achievements from December 2017
32 to date. Mr. Quinlan then highlighted the upcoming milestones beginning September 2021 through
33 May 2024, including the permitting process, the bid schedule, construction phases, and the
34 completion of the new building, Phase 1 in June 2023.
35

36 Mr. Matchak paused the meeting and explained that the Zoom capacity of 100 participants was
37 exceeded, and due to open meeting law, the meeting capacity would have to be expanded by Zoom
38 Support to continue, or the hearing would have to be continued.
39

40 Ms. Kendall made a motion to have a 15-minute recess and reconvene the hearing at 7:50 pm.
41 The motion was seconded by Ms. Krishnan; Krishnan-aye, Venkat-aye, Tesmenitsky-aye,
42 Kendall-aye, and Rubertone-aye; with a vote of 5-0-0.
43

44 The hearing reconvened and Mr. Rubertone explained that town staff increased the Zoom
45 meeting participant capacity beyond the original limit, therefore the hearing will resume.
46

47 Attorney Mead raised concern regarding the potential number of participants that were
48 removed from the meeting, due to the meeting limit, and did not return. Given, the project's
49 significance Attorney Mead recommended the board continue the hearing and the other
50 agenda items until the next available date.
51

52 Mr. Rubertone expressed his apologies to anyone that was affected by this issue or was unable
53 to login into the meeting.

54

55 Mr. Matchak explained the next Planning Board meeting is scheduled for July 29, 2021,
56 however, the members agreed to meet on July 22, 2021, at 7:15 pm.

57

58 Ms. Krishnan made a motion to continue the 90 Concord St. Special Permit and Site Plan
59 Review public hearing until July 22, 2021, at 7:15 pm. The motion was seconded by Ms.
60 Venkat; Krishnan-aye, Venkat-aye, Tesmenitsky-aye, Kendall-aye, and Rubertone-aye; with a
61 vote of 5-0-0.

62

63 **Public Hearing – 100 Chestnut St. Special Permit and Site Plan Review**

64 Ms. Krishnan made a motion to continue the 100 Chestnut St. Special Permit and Site Plan
65 Review public hearing until July 22, 2021, at 9:00 pm. The motion was seconded by Ms.
66 Kendall; Krishnan-aye, Venkat-aye, Tesmenitsky-aye, Kendall-aye, and Rubertone-aye; with a
67 vote of 5-0-0.

68

69 **Public Hearing – 355 West Union St. Site Plan Review**

70 Ms. Krishnan made a motion to continue the 355 W. Union St. Special Permit and Site Plan
71 Review public hearing until July 22, 2021, at 10:00 pm. The motion was seconded by Ms.
72 Kendall; Krishnan-aye, Venkat-aye, Tesmenitsky-aye, Kendall-aye, and Rubertone-aye; with a
73 vote of 5-0-0.

74

75 **Hillside Estates Bond Release**

76 Ms. Krishnan made a motion to continue the Hillside Estate Bond Release discussion until July
77 29, 2021, at 8:30 pm. The motion was seconded by Ms. Tesmenitsky; Krishnan-aye, Venkat-
78 aye, Tesmenitsky-aye, Kendall-aye, and Rubertone-aye; with a vote of 5-0-0.

79

80 **Approval of Minutes**

81 Approval of the May 27, 2021, minutes was postponed.

82

83 **Administrative Matters: future meetings, public hearings**

84 None.

85

86 **Report from Board Members and Town Planner**

87 None.

88

89 ***Adjournment***

90 Ms. Krishnan made a motion to adjourn the meeting at 8:21 pm. The motion was seconded by
91 Ms. Kendall; Krishnan-aye, Venkat-aye, Tesmenitsky-aye, Kendall-aye, and Rubertone-aye;
92 with a vote of 5-0-0.

93

94 ***Documents***

- 95 1. July 15, 2021 Agenda
- 96 2. 90 Concord St Planning Board Application