



Charles C. Kokoros
Mayor

Department of Planning and Community Development

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APPROVED

PLANNING BOARD

Robert Harnais, Chair
Erin V. Joyce, Vice Chair
Darryl Mikami, Clerk
James N. Downey, Member
Phillip J. Baker, Member
Hector Erinna, Associate

Braintree Planning Board – January 14, 2020 – Cahill Auditorium

Present:

Mr. Robert Harnais, Chair
Ms. Erin Joyce, Vice Chair
Mr. Darryl Mikami, Clerk
Mr. James N. Downey
Mr. Phillip J. Baker
Mr. Hector Erinna, Associate Member

Melissa SantucciRozzi, Assistant Director
Connor Murphy, Staff Planner

Chair Harnais calls roll at 7:01 PM. Five (5) members and one (1) associate member are in attendance.

All matters of **NEW BUSINESS/OLD BUSINESS** as follows will be continued to the Planning Board's next meeting on February 11, 2020:

January Zoning Board of Appeals Petitions

Request for Approval of Meeting Minutes: December 10, 2019

Request for Bond Reduction:

1. Braxton St. / 1535 Washington Street (Special Permit/Site Plan Review) File #17-13
Requested By: Brain Devellis, ESG, INC.

Discussion/Action:

1. File #15-16 205 Elm Street- - Riverwalk Development LLC- Status of Incomplete Site Work
2. File #19-04 144 Allen Street- 144 MPB Nominee Trust

Request for Minor Modification:

1. File #18-16 201 Commerce Drive Site Plan Review
Requested By: David Hughes

Request for Covenant:

1. File #19-15-Definitive Subdivision- Clean Harbors, Applicant

Member Downey **MOTION** to continue all matters listed above to the February 11, 2020 Planning Board meeting; seconded by Member Joyce; voted 5:0:0.

Member Downey **MOTION** to recess the meeting until 7:15 PM; seconded by Member Baker; voted 5:0:0.

At 7:15 PM, the meeting was called back to order by Chair Harnais.

PUBLIC HEARING

35 Middle Street – File #19-17

Special Permit and Site Plan Review (Two Family Conversion)

Stephanie McMains, Applicant

7:15 PM – Five Planning Board Members and Associate Member Hector Erinna are participating.

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Chair Harnais reads the Public Notice into record.

Member Downey **MOTION** to continue this hearing without testimony to the February 11, 2020 Planning Board meeting; seconded by Member Baker; voted 5:0:0.

PUBLIC HEARING

11 Sherbrook Avenue – File #19-16

Special Permit and Site Plan Review (Two Family Conversion)

Feng Zhong, Applicant

7:17 PM – Five Planning Board Members and Associate Member Hector Erinna are participating.

Chair Harnais reads the Public Notice into record.

Member Downey **MOTION** to continue this hearing without testimony to the February 11, 2020 Planning Board meeting; seconded by Member Baker; voted 5:0:0.

Member Mikami **MOTION to adjourn** the meeting; seconded by Member Joyce; voted 5:0:0.

The meeting adjourned at 7:18 PM.

Respectfully submitted,
Louise Quinlan,
Planning/Community Development