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Planning Board Minutes Tuesday, April 4, 2005

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**Memorial Building
150 Concord Street, Ablondi Room**

8 Members present: Thomas F. Mahoney, Chairman, Ann Welles, Vice Chairman, and Sue
9 Bernstein. Carol Spack, Clerk arrived late and Andrea Carr-Evans arrived late. Also present were
10 Jay Grande, Planning Board Director.

11 **Meeting was called to order at 7:16 pm**

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13 **I. Motion to adjourn**

14 Ann Welles made a motion to adjourn the meeting until approximately 8:15 p.m. so
15 that Planning Board Members could attend the Planning and Zoning Committee
16 Meeting. Susan Bernstein seconded the motion. 3 in favor.

17 Meeting reconvened at 8:45 p.m.

18 **II. 730 Cochituate Road, Cumberland Farms**

19 Attorney John Smolak presented the proposed renovations which included additional
20 gas dispensers, convenience store and drive-through facility to the Planning Board.
21 The proposal would eliminate the service station and truck rental businesses. Andrea
22 Carr-Evans informed the proponents of the rail trail and the need for sidewalks.
23 Susan Bernstein approved of the proposed landscape improvements. Ann Welles was
24 concerned with the parking layout and potential conflicts and recommended moving
25 the driveway opening on Speen Street further north. Carol Spack was concerned with
26 the competing activities on the site. Thomas Mahoney was in favor of consolidating
27 the curb cuts. The Board consensus was that the drive -through would not be
28 appropriate for this site.

29 **III. Review of the Land Clearing By-Law**

30 The Planning Board reviewed the document page by page. The document will be
31 revised accordingly.

1 **IV. Approval of Minutes**

2 Motion by Susan Bernstein to approve the Meeting Minutes for March 29, 2005.

3 Ann Welles seconded the motion. 5 in favor.

4 **V. Meeting adjournment**

5 Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote
6 was 5 in favor 0 opposed. Meeting adjourned at 10:45 p.m.

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9 Respectfully submitted,

10 John W. Grande

11 Recording Secretary

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14 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
15 **PLANNING BOARD MEETING OF APRIL 19, 2005**

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 Thomas Mahoney, Chairman