**PLANNING BOARD MEETING**  
**WEDNESDAY MAY 8, 2019 | 6:00 PM**  
**TOWN OFFICE BUILDING | SELECTMEN’S MEETING ROOM**

**AGENDA**  
Date of Posting: May 3, 2019

<table>
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<tr>
<th>6:00 PM - CALL TO ORDER &amp; PLEDGE OF ALLEGIANCE</th>
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1. **EXECUTIVE SESSION - 6:00 PM**  
THE PLANNING BOARD WILL CONVENE IN EXECUTIVE SESSION PURSUANT TO M.G.L. C. 30A, § 21(A)(3) TO DISCUSS STRATEGY WITH RESPECT TO PENDING LITIGATION WHEREAS AN OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE LITIGATING POSITION OF THE PLANNING BOARD IF THE CHAIRMAN SO DECLARES

2. **APPROVAL OF MINUTES - APRIL 24, 2019**

3. **CITIZENS OPEN FORUM**

4. **MISCELLANEOUS INFORMATION**  
   A. COMMUNITY PRESERVATION COMMITTEE RESIGNATION LETTER - JEFFREY SMITH  
   B. MEPA NOTICE OF PROJECT CHANGE - WESTERN RECYCLING TRANSFER STATION, 120 OLD BOSTON ROAD  
   C. EMAIL CORRESPONDENCE - SMART SOLAR PROGRAM QUESTIONS & CONCERNS

5. **6:30 PM**  
   APPT. JASON SARES  
   PROPOSED NONSUB PLAN - LAND OF MAIN STREET RENTALS, LLC - 309-311 MAIN STREET

6. **6:45 PM**  
   APPT. ERNEST MELLO  
   ADMINISTRATIVE APPROVAL - LSGM SOLAR ENERGY SYSTEM BATTERY STORAGE PLANS  
   SPECIAL PERMIT (SP18-08) - ZPT ENERGY SOLUTIONS II, LLC  
   LAND OF TETREAULT & SON FOREST MANAGEMENT INC., 676V TINKHAM ROAD

7. **7:00 PM**  
   APPT. KENT PECOY & LAWRENCE LLOYD  
   PROPOSED NEW DEVELOPER & PROJECT UPDATE - CEDAR RIDGE PURD (SP14-04)  
   LAND OF MILE OAK LAND HOLDINGS, LLC - 404 STONY HILL ROAD

8. **DRAFT DECISION - SPECIAL PERMIT APPLICATION (SP19-02)**  
   COMMON DRIVEWAY ACCESS - ROACH PROPERTY, 652 & 658 STONY HILL ROAD

9. **ANNUAL TOWN MEETING - MAY 13, 2019**  
   A. ARTICLE 28 - ZONING AMENDMENT - LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS (SMITH)  
   B. ARTICLE 29 - REZONING FROM R-40 TO N.O. - 5 WOODLAND DELL ROAD (ROONEY)  
   C. ARTICLE 30 - ACCEPTANCE OF PUBLIC WAYS - NORTH HILLS LANE & SHERWIN ROAD

10. **COMMUNITY PRESERVATION COMMITTEE VACANCY**

11. **OTHER BUSINESS**  
    RESERVED FOR MATTERS THE CHAIR DID NOT REASONABLY ANTICIPATE AT THE TIME OF POSTING

12. **ADJOURNMENT TO MAY 22, 2019**

**AGENDAS ARE POSTED AT LEAST 48 HOURS IN ADVANCE OF A MEETING. AGENDAS MAY CHANGE TO REFLECT UNFORESEEN BUSINESS; UPDATED AGENDAS WILL BE REPOSTED AS NECESSARY.**