

Ordinances & Rules Committee
Meeting Minutes
June 20, 2023

Chairwoman Harris called the meeting to order at 8:31 p.m.

Present: Councillors Dunn, Harris, LeBlanc, O'Brien and McLaughlin.

Absent: None.

Councillor McLaughlin moved approval of the minutes from 6/5/2023. The motion was approved by a voice vote.

First agenda item: Special Permit application for LPC West Main LLC at 1362 Main Street
This matter was recommitted. Attorney Michael Connors, representing the petitioner Lincoln Properties, spoke on the application and offered to submit a time extension for the petitioner. Councillor Katz, Ward Councillor of the project spoke and thanked the petitioner for working with him and his constituents. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Second agenda item: Minor Modification for Uma Flowers at 196 Bear Hill Road
Attorney Valero Romano of Elm Street in Cohasset, representing the petitioner spoke on the minor modification. They are not going to build out the foyer. This is approximately 234 sq. feet and all changes are related to the interior of building. Utilities that were to be required are now not needed. Councillor McLaughlin asked if it affects the security of the building. It does not. Councillors LeBlanc, O'Brien and Dunn all asked questions. Councillor McLaughlin moved to approve the modification. The motion was approved by a voice vote.

Councillor McLaughlin moved to take The Juicery special permit application off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to release the law opinion to the petitioner. The motion was approved by a voice vote. The Clerk noted they will also need a time extension by Thursday. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor McLaughlin moved to take Hall Street Partners et al at 61 Hall Street special permit application off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to release the law opinion to the petitioner. The motion was approved by a voice vote. The Clerk noted they will also need a time extension by Thursday. Councillor McLaughlin moved to hear from off committee members. The motion was approved by a voice vote. Attorney Joe Connors spoke on the petition. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the Veggie Crust special permit application off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to release the additional law opinion to the petitioner. The motion was approved by a voice vote. Councillor McLaughlin moved to hear from off committee members. The motion was approved by a voice vote. Attorney Joe Connors spoke on the petition. He explained the property although two lots are a pre-existing non-confirming building. The site plan has been revised and he is waiting for

Inspector Bower to okay the floor plan. Councillor McLaughlin asked about the rodents. The owner already has a contract with a pest control company. Attorney Connors drafted a proposed decision and added the 2 conditions; sidewalk to be clear and signage to conform to the ordinance. He will submit a time extension as well. Councillor Dunn asked about snow storage. Councillor McLaughlin and LeBlanc reiterated the landlord has done a great job in the past with clearing snow from this property. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor Dunn moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 9:07 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
June 15, 2023