

**Somerset Planning Board  
Meeting Minutes  
January 9, 2018**

A meeting of the Somerset Planning Board was held on Tuesday, January 9, 2018, at 6:00 PM in the hearing room at the Somerset Town Office Building, Present: Gary Simons, Timothy Turner, Robert Rebello.

The Board entered into open session at 6:00 PM. Mr. Simons announced that the meeting was being recorded.

**Correspondence:** There was no Public Correspondence.

**Public Hearings:** Public Hearing for approval of a Preliminary Plan filed by Timothy Cabral to subdivide a parcel of land locate East of County Street and North of Luther Avenue (Assessor's Map C-1, Lot 54) into five parcels. Attorney Thomas Killoran, Shawn Ainsworth, Insite Engineering, Timothy Cabral, Holly McNamara and Rick Fenstermaker. Attorney Thomas Killoran on behalf of the petitioner provided a summary of the location of the property, access point and proposed subdivision into five parcels. He informed the Board of an encroachment with an abutter's fence and reported that all of the five parcels complied with the 20,000 square feet zoning requirement. Attorney Killoran informed the Board of a potential issue with the sewer line. He reported on the current proposal but informed the Board that a sewer easement through Chace Preserve was a much better design than having E-1 pumps. He reported that they would be in touch with the Sewer Department regarding the matter of the sewer line. There was some discussion on the ownership of Chace Preserve but it was made clear that an easement would need town meeting vote. Shawn Ainsworth explained the functions and reason for the E-1 pump and that the property owner would be responsible to maintain. There was some concern voiced about failure with E-1 pumps. Mr. Ainsworth reported on proposed detention pond discharge with swale and reported that the pond was oversized by about 200%. After some discussion about the issue with the sewer line, the Board voted to send the Preliminary Plan for consultant review to Fuss & O'Neill. The motion to do so was made by Mr. Turner. The motion was seconded by Rebello, all in favor, motion passed.

**Planned Developments:** There were no Planned Development for the Board's consideration.

**Form A:** There were no Form A Plans for the Board's consideration.

**Invoices:** There were no invoices for the Board's consideration.

**Minutes:** There were no Minutes for the Board's consideration.

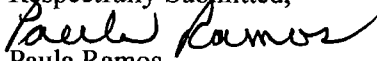
**New Business:** There was no New Business for the Board's consideration.

**Topics not reasonable anticipated by the Chair 48 hours in advance of the meeting:** There were no additional topics discussed.

**Old/Routine Business:** There was no Old/Routine Business discussed.

**Other Business: Adjournment:** The Board adjourned at 6:25 P.M. The motion to do so was made Mr. Turner. The motion was seconded by Mr. Rebello, all in favor, motion passed.

Respectfully Submitted,

  
Paula Ramos  
Secretary to the Board