



**Stan Planto made a motion to close the public hearing.**

**Seconded by Jay Wilkins.**

**All ayes.**

**Motion carried.**

Kevin Dowd clarified that there will be no hazardous or flammable material stored in the warehouse.

The applicant confirmed that there will not be any hazardous or flammable materials stored in the warehouse.

**Jose DeJesus made a motion to grant final approval for the special permit.**

**Seconded by John Duffy.**

**All ayes.**

**Motion carried**

**John Duffy made a motion to grant final approval for the karate studio and the warehouse.**

**Seconded by Jose DeJesus.**

**All ayes.**

**Motion carried.**

**B. FORMAL APPLICATIONS**

**B.1 40-42 Hepper Street, Site Plan, Special Exception Use**

Jose DeJesus said that he would like to see the stamped site plans before he takes action, the board agreed.

**Jay Wilkins made a motion to adopt lead agency and declared a negative declaration in regards to SECOR.**

**Seconded by Jose DeJesus.**

**All ayes.**

**Motion carried.**

**B.3 Agotaras Properties, LLC, 6 Lot Subdivision**

Laurence Marshal spoke on behalf of the developer. He showed the board the changes that had been made to the site plan. He said that he would like the board give feedback on the new layout before they went to the army core.

Stan Plato said that he would like lots 5 and 6 to be combined to one lot.

Ron Gainer said that everything is based on the results of the wetland survey.

Michael Ciardulo asked if it is possible to build 2 houses on the back of lot 6 since it is the best land to build on within the site.

Laurence Marshal said that if that was done there would have to be a shared driveway for those 2 houses.

Dean Stickles said that all of the property that lines South Montgomery Street is lower than the rest of the property. He said that it would not be prudent to build houses on the low part of the property.

### B.3 3 Cherry Street, Site Plan

Dean Stickles said that they have not yet gotten an updated site plan for the property.

**Jay Wilkins made a motion to adjourn.**

**Seconded by Jose DeJesus.**

Meeting adjourned 8:30pm.

Respectfully submitted,

Lisa Dore