

**MINUTES OF THE SPECIAL PLANNING BOARD MEETING**  
**Thursday, September 29, 2022**

Present:

Chairperson Jessica Pearson

Mayor Alex Roman

Mr. Steven Neale

Mr. Tim Camuti

Mr. Al DeOld

Mr. Jeremy Katzeff

Mr. Greg Mascera, Planning Board Attorney

Vice Chairman David Freschi

Councilman Jack McEvoy

Mr. Larry Lonergan

Mr. Jason Hyndman

Mr. Jesse Lilley

Ashley Neale, Planning Board Secretary

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Meeting called to order at 7:33 PM by Chair Pearson.

**Pledge of Allegiance:**

Chair Pearson reads Open Public Meetings Act Statement.

**Public Hearing**

Chair Pearson asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No members of the public came forward.

**Minutes**

Chair Pearson asks for a motion to approve the minutes from a Special meeting held on August 16, 2022. Mr. Camuti makes the motion, Mr. DeOld seconds, and Mr. Lonergan abstains. All others present vote in favor.

**New Business**

Chair Pearson notes that this meeting comes after four previous meetings regarding the Master Plan. San Chavan and Paul Cancilla from H2M Architects introduce themselves. They continue by presenting a Power Point summary on the final Master Plan draft. San specifically comments on the community engagement and specific goals and objectives that the plan calls for. Paul notes there was a project website for the public to review the plan. He also notes there was an online survey for public input.

Vice Chair Freschi is present at 7:38 for the record.

Paul continues by summarizing the responses from the public on the survey. San reviews some of the Land Use element and goals. Paul comments on the Circulation section goals and objectives, noting survey responses brought up concerns about traffic, access to reliable transit and bicycle and pedestrian safety. San continues by going through the Economic Development element, noting the main goals were to continue to ensure Bloomfield Avenue as an attractive and vibrant down town. Paul comments on the Sustainability element, noting the goals are to encourage greater utilization of renewable energy, and work towards achieving local and state climate change goals. He also notes the goals under the Community Facilities element as encourage an appropriate and efficient expenditure of public funds and continue to support the school district in providing excellent education. San notes the goals for the Historic Preservation section were to encourage the protection and preservation of building and encourage public access to cultural and historic sites.

Chair Pearson asks if anyone from the Board has any questions or comments. Vice Chair Freschi asks about implementation of the Plan. San notes that each recommendation includes a matrix that notes who the implementing party should be and a period of how long it should take.

Chair Pearson asks if anyone from the public has any questions or comments. Greg Shaffer from 41 Fells Road expresses concerns for development on the lot across from the Community Center, Block 2205 Lot 6. He notes specifically concerns regarding traffic and safety for families in the area.

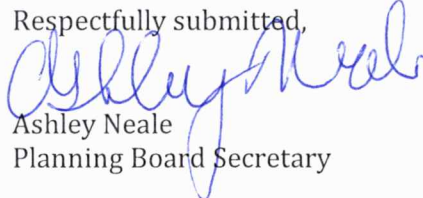
Chair Pearson asks for a motion to approve the Master Plan as presented. Chair Pearson makes the motion, Mr. Lonergan seconds. Mr. Lilley and Mr. Katzeff are ineligible to vote. Roll call is taken, all other members vote in favor. Board members express their appreciation for all the hard work San and Paul put into this Master Plan.

### **Recognition of Larry Lonergan**

Chair Pearson notes that Mr. Lonergan will no longer be continuing on the Board. She notes he has been on the Board for 10 years and was Chairman for 4 years. She gives a very nice background on all of Mr. Lonergan's accomplishments. All Board members and Mr. Mascera go around and express their thanks and congratulations for Mr. Lonergan. Chair Pearson presents Mr. Lonergan with a recognition plaque to memorialize his years of service on the Board.

### **Adjourn**

After a motion made by Mr. Lonergan and seconded by Councilman McEvoy, there was a unanimous vote to adjourn at 8:20 PM.

Respectfully submitted,  
  
Ashley Neale  
Planning Board Secretary

*PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4777.*