

40 the plan now. Another option was to try and do the work now to determine whether it can be located
41 in the road; another option was to impose a condition in its Decision; if it's an approval, a
42 requirement would be included that it must be located in the road, but if there is some reason that
43 prevents them from doing things that way, they could come in and seek a modification change.
44

45 Ms. Sweet noted there is still concern on the developer's end of putting the sewer line in the road
46 because of the two utility crossings that would be required; in speaking with the engineer after the
47 working session, there was discussion about potentially doing some soil testing and trying to locate
48 the sewer on site, parallel to the road, however, it is tough to do in the winter conditions. They
49 would be open to a condition that this continue to be explored. Ms. Sweet noted that at this point
50 they do not know when they will be able to do the sewer testing, also due to the winter conditions.
51

52 Mr. Trefethen noted that per GCG's Report, no work can begin until the soils can be confirmed;
53 Ms. Sweet noted that their Civil Engineer had submitted soil testing, they received a confirmation
54 email that it had satisfied all of their conditions. Ms. Sweet stated that it is her understanding that
55 flow meters were installed on approximately January 15th; they need to be in place for four weeks,
56 after the four weeks they will go in with the CCTV camera, they will then need to review the
57 findings and draft a report. This may take time; they may need another month or two after the 180-
58 days are over, Ms. Sweet will confirm at the February 10th, 2026 hearing how much additional
59 time they will need. Board Members agreed to this.
60

61 Amy Latva-Kokko, Architect, peer reviewer for the Town, shared slides showing the architectural
62 plans and renderings provided by the Applicant's architect. The proposed building is 116
63 residential units with 168 standard parking spaces and six accessible spaces for a parking ratio of
64 1.5. Total gross square footage is 134,806 square feet, with a lot area of 4.9 acres. The building
65 height is 52-feet, it is a four and a half story structure. There is a drive through under-port/drop off
66 area. Each floor has the same layout; there is a 25% mix of affordable units. The project will
67 include six 2A accessible units per 521 CMR 9.4 of the Massachusetts Architectural Access Board
68 Regulations. Amenities include a co-working space, conference room, fitness room, and bike
69 storage; she noted receiving updated plans which included a change in design to the fourth floor,
70 the Mansard level provides variation to the façade; they also changed to different colors to help
71 break down the massing. Ms. Latva-Kokko has some questions since receiving the updated
72 drawings; she will speak to the applicant's architect and have a report ready for the next meeting.
73

74 Ms. Farinacci asked that Ms. Latva-Kokko address how she feels the architecture fits with the
75 harmony of the existing neighborhood, particularly considering the potential nearby construction,
76 as well as the YMCA; Ms. Latva-Kokko will include this information in her report. Mr. Forestal
77 inquired as to the elevator sizing; Ms. Latva-Kokko stated that it depends on the building type and
78 size, because it is a big building the elevators appear small.
79

80 Mr. Trefethen noted that despite the site being almost 5-acres, and housing almost 200 people,
81 there isn't really any recreational space on the site. Ms. Sweet noted that there is a nearby school,
82 the rail trail is within walking distance, and there will be a YMCA across the street.
83

84 Talia Cannistra, Architect at Studio Cann, for the Applicant, stated that the lot is sloped, making
85 it challenging to create an outdoor space. They have carved out an outdoor seating area, as well as
86 a designated area for dogs to run. Indoors there is a co-working space, a social lounge, and a
87 catering kitchen.
88

89 Mr. Trefethen explained that a 3-page letter was received via email today from abutters Brandon
90 and Emery Bond. Ms. Sweet noted that John Dudley, Owner/Applicant, has met with the Bonds;
91 she will review the letter further and respond at the next hearing on February 10th.

92

93 Public Comment

94 Mark Dassoni, resident, inquired, and Ms. Sweet responded, that the preliminary architecture has
95 been completed, the full construction drawings will not happen until, if, and when they receive a
96 permit to move to the next phase of drawings. The Zoning Board is looking at Architecture, Civil,
97 Water & Sewer, and Traffic; if they issue a Decision it will include a number of those different
98 sections in it that need to be dealt with. The final construction drawings will be reviewed, along
99 with conditions, by the Building Inspector.

100

101 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to close public comment, which
102 passed with the following vote: 4-0-0.

103 Mr. Trefethen: Aye

104 Mr. Forestal: Aye

105 Mr. Siegel: Aye

106 Mr. Sullivan: Aye

107

108 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to continue the hearing to Tuesday,
109 February 10, 2026 at 7:00 PM, which passed with the following vote: 4-0-0.

110 Mr. Trefethen: Aye

111 Mr. Forestal: Aye

112 Mr. Siegel: Aye

113 Mr. Sullivan: Aye

114

115 Meeting Minutes: January 13, 2026

116 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to approve the January 13, 2026
117 meeting minutes as submitted, which passed with the following vote: 4-0-0.

118 Mr. Trefethen: Aye

119 Mr. Forestal: Aye

120 Mr. Siegel: Aye

121 Mr. Sullivan: Aye

122

123 Staff Updates and Administrative Matters

124 Mr. Trefethen explained that Alex Mironovas has expressed interest in being a Member of the
125 Zoning Board of Appeals. Mr. Mironovas attended the last meeting on January 13th; Members
126 were able to ask questions, and learned why he is interested in becoming an Associate Member of
127 the ZBA. Mr. Trefethen stated that the general impression of the Board is that he is well-qualified
128 for the position; Board Members agreed with this statement.

129 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to ask Alex Mironovas to join the
130 Board, which passed with the following vote: 4-0-0.

131 Mr. Trefethen: Aye

132 Mr. Forestal: Aye

133 Mr. Siegel: Aye

134 Mr. Sullivan: Aye

135

136 Mr. Trefethen will send an email to the Select Board indicating the Zoning Board Members'
137 recommendation to appoint Mr. Mironovas as an Associate Member of the ZBA.

138

139 Ms. Farinacci encouraged anyone, who has not already, to take the Housing Production Plan
140 Survey, which is available on the Town website.

141
142 The Open Meeting Law meeting will be held both in-person and online next Wednesday. Mr.
143 Trefethen suggested Members should try to attend.

144
145 **Adjournment**

146 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to adjourn the meeting, which passed
147 with the following vote: 4-0-0.

148 Mr. Trefethen: Aye

149 Mr. Forestal: Aye

150 Mr. Siegel: Aye

151 Mr. Sullivan: Aye

152
153 The meeting adjourned at 8:06 PM.

154

155

156 Documents reviewed during the January 27, 2026 meeting

157 1. Plans/Renderings – 55 West Union Street

158 2. Email/Letter from Abutters of 55 West Union Street

159 3. Draft Meeting Minutes, January 13, 2026