



# Town of Brewster Planning Board

2198 Main St., Brewster, MA 02631

brewplan@brewster-ma.gov

(508) 896-3701 x1133

## AMENDED PLANNING BOARD MEETING AGENDA

2198 Main Street

April 12, 2023 at 6:30 PM

### Planning Board

Madalyn Hillis-Dineen, Chair

Amanda Bebrin  
Vice Chair

Robert Michaels  
Clerk

Charlotte Degen

Antone Freitas

Elizabeth Taylor

Alexander  
Wentworth

**Town Planner**  
Jonathon Idman

**Senior Department Assistant**  
Lynn St. Cyr

This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

Members of the public who wish to access the meeting may do so in the following manner:

**Phone:** Call (312) 626 6799 or (301) 715-8592. Webinar ID: 841 0778 1002. Passcode: 612505.

To request to speak: Press \*9 and wait to be recognized.

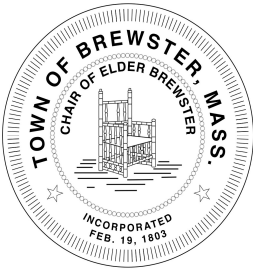
**Zoom Webinar:** <https://us02web.zoom.us/j/84107781002?pwd=VTVSV1ExaUNCL253NmNZV21Gdmo4dz09>  
Passcode: 612505.

To request to speak: Tap Zoom "Raise Hand", then wait to be recognized.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via **Live broadcast** (Brewster Government TV Channel 18), **Livestream** ([livestream.brewster-ma.gov](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://tv.brewster-ma.gov)).

The Planning Board packet can be found on the Calendar on the Town of Brewster website ([www.brewster-ma.gov](http://www.brewster-ma.gov)).

1. Call to Order.
2. Declaration of a Quorum.
3. Meeting Participation Statement.
4. Recording Statement. As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the Chair.
5. Citizen's Forum. Members of the Public are invited to address the Planning Board on matters not on the agenda during this time. The Planning Board asks that a 3-minute maximum comment period be respected by the speaker. In order to avoid any possible interpretation of a violation of the Open Meeting Law, the Planning Board will not provide comment in return to the speaker, however the item may be moved to a future agenda if discussion is deemed warranted.
6. **Major Stormwater Management Permit, Case No. 2023-10:** Applicant/Owner: William and Laura Brondyk through their representative John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc., has submitted a major stormwater permit application for property located at 5 Tanglewood Road and shown on Tax Map 73, Parcel 86, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations. The Planning Board will consider and potentially vote whether to approve the major stormwater permit.
7. **Major Stormwater Management Permit, Case No. 2023-11:** Applicant/Owner: Michael and Mary Sharon through their representative Matthew T. Farrell, EIT and John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc., has submitted a major stormwater permit application for property located at 393 Paines Creek Road and shown on Tax Map 37, Parcel 6, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations. The Planning Board will consider and potentially vote whether to approve the major stormwater permit.



**Planning Board**

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8. **Major Stormwater Management Permit, Case No. 2023-12:** Applicant/Owner: Christopher and Gillian Platts through their representative John M. O'Reilly, P.E., P.L.S. of J.M. O'Reilly & Associates, Inc., has submitted a major stormwater permit application for property located at 0 Run Hill Road and shown on Tax Map 35, Parcel 32, pursuant to Brewster Town Code Chapter 272 and its accompanying Regulations. The Planning Board will consider and potentially vote whether to approve the major stormwater permit.
9. **Site Plan Review, Case No. 2022-09:** Applicant/Owner: Remington's Trust, Peter Lomenzo and Kerry Barton, Trustees, has submitted an application for property located at 61-63 A.P. Newcomb Road and shown on Tax Map 25, Parcel 75 within the Residential Medium Density Zoning District. The Applicant seeks Site Plan Approval to redevelop an existing accessory structure as a three-bedroom bed and breakfast pursuant to Brewster Zoning Bylaw Chapter 179-66. *The Planning Board will consider and potentially vote whether to grant site plan approval.*
10. Planning Board Application Forms. The Planning Board will review, discuss, and may vote to approve revised application forms.
11. Stormwater Management by the Numbers. The Planning Board will review and generally discuss the number and type of stormwater management *applications and permits to date.*
12. Approval of Meeting Minutes: March 8, 2023.
13. Committee Reports.
14. For Your Information.
15. Matters Not Reasonably Anticipated by the Chair.
16. Next Meetings: April 26, 2023 and May 10, 2023.
17. Adjournment.

**Date Posted:**  
04/05/23

**Date Revised:**  
04/05/23

**Received by Town Clerk:**