



# Planning Board

## Minutes

<b>Date:</b>	Wed, September 12, 2012
<b>Time:</b>	7:30 pm
<b>Location:</b>	Town Hall 663 Main Street
<b>Present:</b>	Doug Storey, Jonathan Keep, John Karlon, Mark Duggan, James Owen and Town Planner Jennifer Burney Not Present: Marc Gautreau

### General Business 7:30 pm

Time	Description
8:00pm	<p>Mobility Committee – update on their initiative, future survey &amp; public forum Present from the Mobility Committee: Peter Ross and Mary Ciummo</p> <p>The Mobility Committee gave an overview of what they have done. Conducted a survey and getting feedback from different committees/boards. Survey used was based on the survey Stow conducted. Looking at current walkways and part of old rail trail that runs in the back of the schools - and public use areas.</p> <p>Stow requires walkways on all lanes and outside sidewalks - used money from sidewalk payment in lieu fund to pay for walkways on 117.</p> <p>James Owen concerned about liability of sidewalk if granting an easement. Jonathan Keep suggesting looking into the granting of easements for connecting conservation land. Doug Storey asked if the PWSC has a plan? The committee replied they would like to see a sidewalk along Wattaquodock Hill Road from Main Street to Memorial Field and connecting Pondsides to the Town Center. Doug Storey suggested putting that goal out there for the public to comment on. Doug Stated that maps are needed. Mary Ciummo stated that will have a picture board and maps. Jonathan Keep stated that he is in favor of the money lieu of for subdivisions and providing walkways/paths.</p> <p>The Board stated that they are looking at Stow, Acton, Lincoln and Sudbury. Doug Storey suggested that the committee look at Acadia park in Maine where there are a lot of trails.</p>

### Hearing

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### Other Business

Time	Description
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Time	Description
7:30pm	<ol style="list-style-type: none"> <li>1. Letter sent requesting meeting with BOS to discuss village overlay – tentative date of October 4th</li> <li>2. Paragon Ribbon Cutting event is scheduled for Friday September 14<sup>th</sup> tentatively at 11:00am</li> <li>3. Special Town Meeting October 2<sup>nd</sup>, Tuesday</li> <li>4. Discussed future goals, warrant articles               <ol style="list-style-type: none"> <li>a. Small scale solar</li> <li>b. Kennels</li> <li>c. Updated Use table</li> <li>d. Subdivision Rules and Regs</li> <li>e. FOSPRD</li> <li>f. Any other</li> </ol> </li> </ol> <p>Solar: small scale and what defines commercial. Board feels it is important to create and wants to take a closer look at the Attorney Generals comments from Town Meeting as well as obtain Town Counsel’s opinion on what threshold is for residential vs. commercial. Doug Storey stated he would take the lead on solar.</p> <p>Wind: Jonathan suggested looking at it in tandem with solar.</p> <p>Kennel: clear permitting process maybe at home with limited scope. Jen Burney Town Planner, Pam Powell the Town Clerk and Mike Sauvageau the building inspector will work on this together.</p> <p>Use table: John Karlon will look at this as well as kennel &amp; outdoor uses for the use table. Jonathan Keep agreed to help.</p> <p>Subdivision rules and regs are 80% done per the Town Planner</p> <p>Barn preservation - accessory apartment not being attached and will look at other towns, age of structure, why the town wants to prevent 2 houses on one lot and requiring that the barn structure can’t be sold separately. Jonathan Keep will take the lead on this.</p> <p>FOSPRD – save for later.</p>

*Submitted by Jennifer Burney, Town Planner*