

The meeting was called to order at 7:30 p.m. by Mr. Robert Cantoreggi, Chair.

Members present: Robert Cantoreggi, Chair
 George Yered, Clerk
 Catherine MacInnes
 James McKay
 Nicole Riley
 Richard Nichols, Associate Member

Barbara J. Thissell, P.E.

Members Absent:

Also present: Thomas McDonough, 118 Norfolk Rd.

**FORM A APPLICATION
APPROVAL NOT REQUIRED
LOTS 1A AND 2A CEDAR ST.
THOMAS ROCHE**

Mr. McKay stated that he had spoken to Mr. Roche and that he proposes to change the lot line to go straight back on Lot 1A, instead of going across the back. Ms. MacInnes was of the opinion that the properties lacked adequate frontage on a public way. Mr. Yered also had questions about the plan that could not be answered. The Board requests that Mr. Roche and/or Mr. DeSimone (surveyor) attend the next meeting to explain the plan and answer any questions.

On a motion made by Mr. McKay, seconded by Mr. Cantoreggi, it was voted unanimously to oppose approval and endorsement of the ANR plan for Cedar Street until the applicant and/or his representative can attend the next meeting.

**ASSISTED LIVING BYLAW – DISCUSSION
THOMAS MCDONOUGH**

Mr. McDonough stated that he did “some investigating” on the assisted living bylaw and presented information on what other towns have in place. He stated it seems to be a “simple” bylaw which allows “assisted living in all zones.” Ms. Riley stated that she had done some of her own research on the topic through the attorney general’s office and the state. She stated there were five criteria that had to be met in order to qualify as “assisted living.” Ms. Riley stated that the criteria do not include age and that this is residence/apartments, not an institution.

Mr. McDonough stated that he needs the bylaw in place before he goes forward with a proposed design.

The Planning Board will contact Town Counsel to get information for a possible template for an Assisted Living Bylaw.

**GREEN TECHNOLOGY
INFORMAL DISCUSSION**

Mr. Cantoreggi stated that he asked Ms. Thissell to do some research on “Green Technology” information. Ms. Thissell summarized her findings, stating that the Planning Board’s Subdivision Rules and Regulations may be revised to “go green,” which is better for the environment. She discussed possible revisions to the subdivision rules and regulations could be less disruptive to the environment. Ms. Thissell highlighted what she discovered and stated that she is in favor of many of the changes as they look much nicer and less maintenance would be required by the DPW. Examples included a reduction in the required pavement width, elimination of sidewalk on one side of the roadway and a reduction in the centerline radius of new residential roadways. It was noted that reductions in roadway infrastructure will reduce the need for detention basins and the maintenance of these basins. The Board could prepare a list of “suggestions” for builders. Ms. Thissell will prepare a list of items the Board would like to see and present the list at a later date.

**TEMPORARY MORATORIUM ON MEDICAL
MARIJUANA TREATMENT CENTERS
PROPOSED BYLAW – DISCUSSION**

The Board discussed the temporary moratorium bylaw since the Medical Marijuana Act went into effect on January 1, 2013. The Board would like time to study whether and how to create zoning provisions to regulate medical marijuana treatment centers. The sample moratorium warrant article prepared by Town Counsel was discussed.

On a motion made by Ms. MacInnes, seconded by Mr. Yered, it was voted unanimously to recommend the warrant article for the May Town Meeting. If approved, a public hearing will be held.

**OTHER BUSINESS:
RADIO FREQUENCY CO.
150 DOVER ROAD
TREE DONATION**

Radio Frequency Co. donated \$6,000.00 to the Town of Millis Tree Warden as required per the decision of the Board.

MINUTES

On a motion made by Mr. Yered, seconded by Ms. Riley, it was unanimously voted to approve the minutes from December 14, 2012, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. Yered, seconded by Mr. Cantoreggi and voted unanimously, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Camille Standley, Administrative Assistant