



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 5/7/13

Planning Board Meeting Minutes February 5, 2013

Members Present: Rick Leif, Leslie Harrison, Theresa Capobianco, George Pember, Michelle Gillespie

Others Present: Kathy Joubert, Town Planner; Fred Lonardo, Inspector of Buildings/Zoning Enforcement Officer; Amy Jo White, Brad Petrishen, Brett Matthews

Chairman Leif called the meeting to order.

Proposed Zoning Amendments for Town Meeting

The board reviewed the final draft of their proposed zoning amendments. Ms. Joubert explained she had made some typographical corrections to the board's final version of their zoning amendments for Town Meeting. There are basically 5 zoning articles, and a proposed 6th article that will be about the change in how wording is added and deleted in articles. The entire WCF bylaw is shown as being deleted and replaced, and another article refers to places in the zoning bylaw in which "WCF" is noted and needs to be changed to "RCF". It is a basically a change to the classification of uses and the use table. She noted Town Counsel will review it.

Mr. Leif stated all the changes they have talked about are in there now.

Ms. Joubert stated she will schedule a public hearing on the zoning articles on March 5th. Mr. Leif stated it is important to get the maps done and have the hearing as a rehearsal for their presentation at Town Meeting.

Ms. Joubert stated she does not know who will be presenting the proposed changes to the sign bylaw, as she hasn't heard from the Town Administrator yet. The Board of Selectmen (BOS) may disagree with the proposed changes she and Mr. Lonardo have put together and therefore may table it for a year. She explained the jurisdiction of the Planning Board in this matter is to hold a public hearing and make a recommendation on the article. The BOS determines what goes on the warrant.

Ms. Harrison stated she would like to know about it beforehand, rather than have an issue on Town Meeting floor.

Ms. Joubert stated any changes to it would have to be done by amendment on Town Meeting floor once the public hearing notice has been in the paper.

Next Meetings: The next meetings will be held on March 5th and April 2nd.

Medical Marijuana

Ms. Joubert explained she has spoken with the Police Chief about medical marijuana but no bylaw regarding the location of dispensaries has not been put on an agenda yet. Some communities have adopted bans on it to prohibit the use. Some towns are proposing at Town Meeting where it can be located. There are towns that are waiting to see what the State comes up with for regulations. She stated she does not believe the Attorney General has approved any bylaws yet. The law states there has to be a certain number of dispensaries in each county. Westborough is proposing at Town Meeting to put it in a particular district.

Alternative Energy

Mr. Pember stated he would like to see a bylaw for alternative energy. He stated there's a CPTC class on that topic. He would like to put this subject on the Planning Board's agenda to discuss this year.

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Debbie Grampietro
Board Secretary