



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 6/17/14

Planning Board Meeting Minutes May 20, 2014

Members Present: Theresa Capobianco, Leslie Harrison, George Pember, Amy Poretsky and Michelle Gillespie

Others Present: Kathy Joubert, Town Planner

The meeting was called to order at 7pm.

Election of Officers

Ms. Gillespie motioned to appoint Ms. Capobianco as Chairman, Ms. Poretsky seconded the motion and the vote was 3 in favor, 2 opposed.

Ms. Harrison motioned to appoint Mr. Pember as Vice-Chairman, Ms. Gillespie seconded the motion and the vote was 2 in favor, 3 opposed.

Ms. Poretsky motioned to appoint Ms. Gillespie as Vice-Chairman, Ms. Harrison seconded the motion and the vote was 3 in favor, 2 opposed.

Subcommittee Assignments

Subcommittee assignments were as follows:

Open Space Committee:	Leslie Harrison
Design Review Committee:	Michelle Gillespie
Groundwater Advisory Committee:	George Pember
Central MA Regional Planning Commission:	Amy Poretsky
Community Preservation Committee:	Michelle Gillespie
Housing Partnership:	Theresa Capobianco

Discussion: FY15 Goals and Objectives

Ms. Harrison explained she wants the board to revisit the proposed cell tower, solar and medical marijuana bylaws that did not pass at Town Meeting.

Proposed Cell Tower Bylaw: Chairman Capobianco asked if any residents had been against the bylaw. Ms. Poretsky responded there were people who wanted the distance between towers to remain 1 mile. Ms. Joubert noted the residential zones are the least preferred in the current bylaw. Applicants have to make their case if they want to locate a facility there. Ms. Poretsky questioned why the bylaw would need to be changed and Chairman Capobianco stated the Board was responding to various residents who had asked for changes to be made to the bylaw.

Proposed Solar Bylaw: Ms. Harrison stated she is most concerned about this bylaw not passing. Ms. Gillespie stated it was clear at Town Meeting that people do not want their property rights taken away. Ms. Poretsky stated people were confused by the technical aspects of it and suggested it could be laid out in a way that would be easier to understand. Ms. Harrison stated

she is concerned residents are not protected and noted the state model is going to change to regulating by land area and regulating smaller facilities. She suggested the board look at the state's model every year.

Medical Marijuana Bylaw: Ms. Harrison stated she would want to reduce the regulations on this. Ms. Joubert noted residents at Town Meeting questioned why the town would regulate this.

Groundwater Protection Overlay District Bylaw: Ms. Gillespie suggested the board look at amending the groundwater bylaw this year. Ms. Joubert explained town staff has had many discussions about this and they want to amend it, but it will depend on whether the town uses all MWRA water, or uses town wells. The DPW Director, Dan Nason, and the Water-Sewer Commission have been working on it for a year. She noted it is a very scientific bylaw and a consultant will be needed. Ms. Gillespie asked if the water issue of MWRA vs. town wells will go to Town Meeting. Ms. Joubert said she would check with the DPW Director regarding the process. Mr. Pember noted when the town switched from wells to MWRA, that didn't have to go to Town Meeting.

Chairman Capobianco asked about funding and a timetable for this. Ms. Joubert stated funding may come from the Water-Sewer's Enterprise fund, and she has no sense on the timing for it. She noted the board would need to wait for the decision on wells or MWRA before working on the bylaw.

Master Plan Update: Mr. Pember stated he is in favor of updating the current Master Plan, which was done in 1997, and suggested it would make sense to get the Selectmen to allow the funding. Ms. Joubert explained she has had it in her capital budget for at least 10 years, studies are not in a high priority category, and the funding for it is probably 2-3 years away. Mr. Pember stated the board needs to lobby with other boards involved to get funding for it. Ms. Gillespie noted Business West and the downtown area are coming along. In response to a question from Chairman Capobianco, Ms. Joubert stated the first step would be to get funding, then the board would put out a request for proposals based on discussions with every board in town, and then create a comprehensive plan committee. The process takes about 1.5 years when done all at once. Ms. Gillespie asked if it could be done in phases so the funding could be requested in phases. She suggested getting other town boards involved together to get a dialog going now. Ms. Joubert noted a town did it in parts and ended up not getting funding for the second part.

Community Development Plan: Ms. Poretsky asked about funding for this. Ms. Joubert explained the funding came from the state.

Summer Schedule: The board scheduled meetings on June 3rd which may be changed to June 17th depending on agenda items, July 1st, and August 19th.

Scenic Road Permit Application: A Scenic Road application for 85 Newton Street was submitted today and will be placed on an upcoming meeting agenda.

ZBA Applications: Ms. Joubert reviewed ZBA applications submitted for the 5/27/14 ZBA meeting, mailed to the Planning Board on April 30th, as follows:

- **29 East Main Street:** a variance is requested to allow the location of an existing home to be less than the required distance from a front property line as part of a subdivision to be proposed on the property – Plans for the subdivision to be proposed show the existing lot to be changed by the creation of the road leading to a new cul-de-sac off East Main. The

existing lot will end up with 2 front property lines and the newly-created front property line abutting the cul-de-sac road will be less than 30 feet from the existing home.

After a review of the application, the board members had no comments or concerns. It was noted, they will be reviewing the application and plans for the subdivision to be proposed when they are submitted by the applicant.

- **51 Southwest Cutoff:** a special permit and special permit with site plan approval to allow sliding tarp systems to be sold, serviced and installed on trailer, farm and construction trucks or other similar vehicles on the property

Regarding 51 Southwest Cutoff, a majority of the members were concerned about the possible addition of truck traffic, especially 18-wheelers, to downtown roads from the new use being proposed at the site. Mr. Pember stated he is not concerned about the 4 to 5 trucks that will access the site per day, and that it is not realistic, fair or enforceable to exclude them. Ms. Capobianco responded, stating it is not just the trucks that come from the site, but a culmination of trucks from sites throughout town that cause the truck traffic issues the town has now.

Ms. Gillespie motioned to send a letter to the ZBA requesting 18-wheel trucks patronizing the applicant's proposed business be required to use Route 9 only to access the site. Ms. Harrison seconded the motion and the vote was 4 in favor, 1 opposed. Ms. Joubert will compose the letter and send it to the board members for review before submitting it to the ZBA.

Ms. Joubert noted the state has to approve a truck exclusion, and A. Duie Pyle volunteered to do it after discussions with the neighbors. Ms. Capobianco stated they would like the ZBA to encourage this applicant to do so, as well.

16 Hudson Street: Ms. Joubert explained the applicant has requested a continuance to a future meeting in order to amend their original plan to construct one building consisting of 4 dwelling units with parking in front of the proposed building.

ZBA Alternate Positions: Ms. Joubert noted there are 2 vacant positions on the ZBA and explained an elected board member could also be a member on a board to which they are appointed. She suggested any interested member could contact the Town Administrator's office.

The meeting adjourned at 8:30pm.

Respectfully submitted,

Debbie Grampietro
Board Secretary