



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 8.24.17

Planning Board Meeting Minutes April 11, 2017

Members in attendance: Theresa Capobianco, Chair; George Pember; Amy Poretsky; Leslie Harrison; Michelle Gillespie.

Others in attendance: Kathy Joubert, Town Planner; Elaine Rowe, Board Secretary

Chair Theresa Capobianco called the meeting to order at 7:00PM.

Ms. Joubert requested that the board determine who will make the motion for each article at Town Meeting. She also asked if anyone is interested in presenting any of the articles.

Minutes of the Meeting of February 16, 2017 – Members of the board requested edits as follows:

Ms. Capobianco requested that the italicized font be removed.

Mr. Pember asked to edit page 4, 7-05-030, third line to read “use” instead of “sue”.

Ms. Poretsky also noted that, in the downtown neighborhood, she had discussed the maximum number of units for a multifamily dwelling should be reduced from 8 to 6.

Mr. Pember voiced his opinion that the minutes are accurate.

Michelle Gillespie arrived at 7:10pm.

George Pember made a motion to accept the Minutes of the Meeting of February 16, 2017 as amended. Leslie Harrison seconded; motion carries by unanimous vote.

Continued Public Hearing Revisions to the Zoning Bylaw – Ms. Joubert noted that, at the last meeting, the board decided to keep automotive repair shops as an allowable use by Special Permit in the Business South district and this will be reflected in the warrant.

Leslie Harrison made a motion to close the hearing. Michelle Gillespie seconded; motion carries by unanimous vote.

Article 47: Adoption of the Stretch Energy Code – Michelle Gillespie made a motion to approve Article 47. Leslie Harrison seconded; motion carries by unanimous vote.

Article 48: Zoning Bylaw – 7-05-020, Classification of Uses, Footnote 9 – Leslie Harrison made a motion to approve Article 48. Michelle Gillespie seconded; motion carries by unanimous vote.

Article 49: Zoning Bylaw – 7-05-030, Table of Uses Part B - George Pember made a motion to approve Article 49. Michelle Gillespie seconded; motion carries by unanimous vote.

Article 50: Zoning Bylaw – 7-05-030, Table of Uses Footnote 9 & 7-06-030 Supplemental Regulations - Amy Poretsky made a motion to approve Article 50. Michelle Gillespie seconded; motion carries by unanimous vote.

Article 51: Zoning Bylaw – 7-10-020 Common Driveways – Michelle Gillespie made a motion to approve Article 51. Leslie Harrison seconded; motion carries by unanimous vote.

Article 52: Zoning Bylaw – 7-10-060 Temporary Moratorium Recreational Marijuana – Leslie Harrison made a motion to approve Article 52. Michelle Gillespie seconded; motion carries by unanimous vote.

Article 53: Zoning Bylaw – 7-10-070 Two-Family Dwelling Moratorium – George Pember made a motion to approve Article 53. Amy Poretsky seconded; motion carries by unanimous vote.

Article 54: Zoning Bylaw – 7-03-050 Site Plans A – Amy Poretsky made a motion to approve Article 54. Michelle Gillespie seconded; motion carries by unanimous vote.

Mr. Pember agreed to read the motions for all articles and present Articles 47 & 48, with Ms. Joubert to present the remainder. Ms. Joubert suggested that the board members be prepared to defend their articles at Town Meeting.

Ms. Harrison explained that she didn't feel strongly enough about the proposed two-family moratorium that she could make a good case for it on town meeting floor and opted not to speak in favor of it. Mr. Pember agreed. Ms. Poretsky voiced her opinion that, if it fails, the board should still go forward with the matter during the Master Plan process. Ms. Gillespie suggested that the article be passed over. Ms. Joubert noted that some members of the Board of Selectmen and Zoning Board of Appeals have questions about the moratorium. Ms. Poretsky commented that Ms. Bakstran will speak to it but may not be receptive to an alternative motion. Ms. Gillespie reiterated her desire to pass over the article if the full board does not support it.

George Pember made a motion to rescind the vote on Article 53 and made a motion to pass over that article. Michelle Gillespie seconded. Ms. Gillespie suggested that residents be informed that the matter will be addressed as part of the Master Plan Process. Motion carries by unanimous vote.

Zoning Board of Appeals – Ms. Joubert explained that, as yet, there have been no filings for the next ZBA meeting.

Next Planning Board Meeting – Ms. Joubert explained that a proposed common driveway on South Street is on the agenda for the May meeting.

Meeting adjourned at 7:32PM.

Respectfully submitted,
Elaine Rowe, Board Secretary