



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
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MDecoteau@townsend.ma.us

Lance J. McNally, Chairman
Kathy Araujo, Member

Christopher Nocella, Vice Chairman
Edwin H. Howard, II, Member

Laura E. Shifrin, Clerk
Jerrilyn T. Bozicas, Associate Member

Minutes

January 30, 2017, at 7:00PM
Townsend Memorial Hall, in Selectmen's Chambers
272 Main Street, Townsend, MA 01469

1 PRELIMINARIES:

- 1.1 Call the meeting to order: Lance McNally called the meeting to order at 7:04PM.
- 1.2 Roll call: Chris Nocella (CN), Lance McNally (LM), Kathy Araujo (KA)
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: Added (3.6 Solar Bylaw; 3.7 Discussion of the reporting relationship of the PB administrative assistant)
- 1.4 Approval of Minutes from:
 - June 20, 2016 – CN moved to accept the minutes as written. KA seconded. All in Favor (AIF).
 - July 11, 2016 – CN moved to accept the minutes as written. KA seconded. AIF.
 - December 12, 2016 – KA moved to accept the minutes as written. CN seconded. AIF.

2 APPOINTMENTS:

- 2.1 7:00PM – ANR – 181 South Row Road
John Barrett represented the owners along with David Roy.
KA moved to waive requirement §175-10-D-3-b. There are no recoverable Massachusetts Coordinate System monuments close by. CN seconded. AIF.
KA moved to waive the benchmark requirement §175-10-D-10. CN seconded. AIF.
KA moved to waive the required access to "Parcel C." CN seconded. AIF.

CN moved to accept the ANR. KA seconded. AIF.

- 2.2 7:15PM – ANR – 73 Turnpike Road
KA moved to waive the checklist since this had been so recently heard. CN seconded. AIF.
CN moved to accept the ANR with revisions. KA seconded. AIF.

3 WORKSESSION:

- 3.1 Peer-review Engineer rate review – No additions.
- 3.2 Marijuana Bylaw – review
Ask Ed Howard to look at section V - G.
- 3.3 Housing Bylaws – discussion
KA will modify before meeting on 2/27 to add apartments that are not attached.
- 3.4 Mandatory Referrals and ZEO letter
RE: 1 Sauna Row Road. Is there an alternative location? It should be strongly considered.

Make sure there is no potential future development possible to impact safety.

3.5 Administrative Assistant Report – Noted.

3.6 Solar Bylaw

Make sure we enter any comments by the Energy Committee.

Be sure to ask the Electrical Inspector and the Building Inspector as well as well as the Police and Fire Chiefs.

3.7 Discussion of the reporting relationship of the PB administrative assistant

The Planning Board is of the opinion that there be no change in the reporting relationship of the Planning Board Administrator.

4 CORRESPONDENCE:

4.1 Notices from Townsend / Other Towns

Meadow Road from the Conservation Commission

Draft a memo to the individual and the Conservation Commission that per the Wetland Bylaws, the Planning Board asks them to continue the hearing until after the ANR plan is before us and has been acted on.

4.2 Request from the Board of Selectmen for Community Development Committee Members

Laurie Shifrin has volunteered and completed her Volunteer Response Form.

5 ADJOURNMENT

CN moved to adjourn the meeting. KA seconded. AIF.

Next Regular Meeting Date: February 27, 2017

Respectfully submitted by Michele Decoteau.