



Office of
THE PLANNING BOARD
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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

Monday, February 27, 2017, at 7:00PM
Town Hall, Townsend

1 PRELIMINARIES:

- 1.1 Call the meeting to order: LS called the meeting to order at 7:01PM.
- 1.2 Roll call: Laura Shifrin (acting chair, LS), Jerrilyn Bozicas (JB), Edwin Howard (EH), Kathy Araujo (KA). LS designated JB as a full member for voting.
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: None
- 1.4 Approval of Minutes from April 11, 2016; April 25, 2016; May 23, 2016; January 23, 2017. EH moved to accept the minutes from April 11, 2016; April 25, 2016; May 23, 2016; January 23, 2017, with no changes. KA seconded. All in Favor (AIF).

2 APPOINTMENTS:

2.1 7:00M – ANR – Meadow Road

Rose Chalk, LPS, presented the plan to the Board. The Board followed the checklist in §175-10-11 and found the plan and application complete. EH moved to accept the ANR for Meadow Road. JB seconded. AIF.

2.2 7:15PM – Public Hearing

✓ Medical Marijuana

- EH introduced the bylaw. The Board wanted to be proactive to protect the character of the town and the quality of life. It was crafted based on other town's bylaws and guidance from the state then tweaked to suit Townsend. Discussion included adding bike path to the list of restrictions and making sure that the Planning Board had not zoned this out of town.

✓ Ground Mounted Solar Array

- KA in her role as Chair of the Solar Bylaw subcommittee, introduced the members of the committee who were present. Their goal was to write a bylaw that was fair and maintained the character of the town. The portion on setbacks was mentioned.
- Specific comments were made about grammar.
- Questions were raised about Must and Shall. Which is stronger?
- Directions to the Planning Administrator: Use stronger (must/shall) and add in the appropriate fee based on time.

EH made a motion to accept this bylaw, with the changes described, and send to town council. JB seconded. Roll call – AIF.

- ✓ Accessory Apartments
 - It was suggested that out buildings be included such as garages, carriage houses, etc. This will give people more options.
 - Consensus was to remove paragraph #3 entirely.
 - Questions were raised about septic being a limiting factor for some AA. Outbuildings being used as AA was encouraged. Concerns were raised about this opening up the market to a lot of rentals and tracking of AA. “Mom Pods” [www.medcottage.com] were mentioned and no one was in favor of them being common.

- ✓ 55+ communities
Discussion of the intent of the bylaw. Does what is written match the intent. Do we want this? This was discussed at the public meeting on housing. This is something our town can grow into. It may encourage builders to think of Townsend.

KA made a motion that with the changes noted, to send the Medical Marijuana Bylaw to Town Council and Special Town Meeting. JB seconded. AIF.

EH moved to approve the draft Accessory Apartment bylaw, pending the changes suggested, and sending to Town Council and Special Town meeting. JB seconded. AIF.

KA moved we add the 55+ changes to the OSMD, send to Town Council, and then on to Special Town Meeting. EH seconded. AIF.

KA moved that these four bylaws be send to Special Town Meeting if possible. EH seconded. AIF.

EH moved to close the Public Hearing at 9:20PM. KA seconded. AIF.

3 WORKSESSION:

- 3.1 Schedule of meetings 3/13, 3/27, 4/10, 4/24 – The first three should be kept since we will have at least four board members at each one.
 - 3.1.1 Meeting time - start at 6:00 or 6:30PM? Not everyone can make 6:00pm so perhaps 6:30.
- 3.2 Administrator’s Report – Noted.
- 3.3 Master Plan Discussion
 - Need to call for a committee
 - Everyone should read the last two Master Plans
 - Maybe tap the Solar Bylaw committee as a core
 - Put on agenda soon
- 3.4 CPCT Training Workshop 3/18/17
 - KA moved that Michele Decoteau should go to the next CPTC conference. JB seconded. AIF. Suggested Intro to the Zoning Act I and II as well as Special Permits and Variances.

4 CORRESPONDENCE:

4.1 Notices from Townsend / Other Towns - Noted

4.2 ZEO Letter RE: 249-251 Main Street - Noted

5 ADJOURNMENT

KA moved to adjourn at 9:50PM. EH seconded. AIF.

Respectfully submitted by Michele Decoteau.