

+



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
978-597-1700 x 1722
MDecoteau@townsend.ma.us

Lance J. McNally, Chairman

Edwin H. Howard, II, Vice
Chairman

Laura E. Shifrin, Clerk

Kathy Araujo, Member

Christopher Nocella, Member

Jerrilyn T. Bozicas, Associate
Member

Planning Board Meeting Minutes

May 1, 2017

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 6:30PM.
- 1.2 Roll call: Lance McNally (LM), Laurie Shifrin (LS), Ed Howard (EH), Kathy Araujo (KA), and Jerrilyn Bozicas (JB). Chris Nocella was absent and Michele Decoteau took notes.
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: *Delete 6:40PM – ANR – 0 Warren Road, Add 3.6 Board Elections: Accepted.*
- 1.4 Approval of Minutes from April 10, 2017: **LS moved to accept the minutes of 4.10.17. EH seconded. All in Favor (AIF).**

2 APPOINTMENTS:

- ~~2.1 6:40PM – ANR – 0 Warren Road~~

3 WORKSESSION:

- 3.1 Reports for Town Meeting

KA made a motion to accept the bylaws and any amendments, as well as the Reports as written. EH seconded. AIF.

Accessory Apartments: Townsend has an aging demographic. In 2010 only 13% of Townsend's population was over 60 years of age. In 2015, 20% were over 60 and the trend continues. By the year 2035, 40% of Townsend's population is expected to be over 60.

As part of a District Local Technical Assistant grant, the Montachusett Regional Planning Commission assisted the Planning Board in facilitating a Public Forum on Housing and writing a draft bylaw on Accessory Housing.

In November 2015, the Town of Townsend held a Housing Forum. The purpose of the Public Forum was to solicit public input concerning Housing. The consensus was to allow Accessory Apartments without restriction or with fewer restrictions. This will allow residents flexibility in housing opportunities particularly for our aging population of Townsend so they are not forced to leave due to a lack of affordable housing options.

Two additional Public Hearings were held this year so residents could comment directly on the draft bylaw. The Planning board voted unanimously to support the bylaw.

3.2 Village at Patriot Common

LM gave background on this subdivision. LM summarized his opinion on the decision from 2009 and amended in 2013. He supports the Planning Board decision.

KA reviewed the overall process and reminded the PB and the public that it is the PB's responsibility to hear any new information on the property in a Public Hearing. It is improper to hear during a Public Hearing or to render any sort of decision outside a Public Hearing.

Jeff Peduzzi, former PB chair, shared his insights from the permitting process on this subdivision. The intent was to mitigate potential damage and since this was intended to be a working horse farm,

KA moved to write and have Lance McNally sign, a memo to notify the Building Inspector and Highway Superintendent that the Planning Board determined that to make substantial changes to the Planning Board decision of 2009 [*Village at Patriot Common Open Space Subdivision, Plan dated September 19, 2006 and Revised through February 9, 2009*] and amended in 2013 [*Village at Patriot Common Open Space & Definitive Subdivision, Plan dated September 19, 2006 and Revised through August 19, 2013*], that the owner needs to apply for a Special Permit and Subdivision Permit.

EH seconded. AIF.

3.3 Review Planning Board Goals Noted

3.4 Administrator's Report – Noted.

LS moved to write a memo to the TA where the Master Planning money will come from since the Warrant article did not make it on the Warrant. KA seconded. AIF.

Zoning Violations – We need an SOP with a written response.

3.5 Next Meeting date – May 15

3.6 Elections:

LS moved that LM remain chair. EH seconded. AIF.

LS moved that EH be the Vice-Chair. KA seconded. AIF.

KA moved that LS remain Clerk. EH seconded. AIF.

LS moved to reappoint Jerrilyn Bozicas for an additional year as an alternate member of the Planning Board. EH seconded. AIF.

4 CORRESPONDENCE:

4.1 Notices from Townsend / Other Towns: Noted.

5 ADJOURNMENT: KA moved to adjourn the meeting at 8:34PM. LS seconded. AIF.

Next meeting: June 15, 2017 Respectfully submitted by Michele Decoteau