



Office of
THE PLANNING BOARD
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RECEIVED
AUG 15 2017
TOWN OF TOWNSEND
TOWN CLERK

Lance J. McNally, Chairman
Kathy Araujo, Member

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

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

Planning Board Meeting Minutes

June 5, 2017, at 6:30PM

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 6:36PM.
- 1.2 Roll call: Lance McNally, Ed Howard, Laurie Shifrin, Chris Nocella. Kathy Araujo was absent. Michele Decoteau, Planning Administrator, took minutes.
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: Add 3.3.1 Update on Land Use Coordinator position
- 1.4 Approval of Minutes from May 15, 2017: L. Shifrin moved to accept the minutes from May 15, 2017. E. Howard seconded. All in Favor (AiF).

2 APPOINTMENTS:

- 2.1 **6:40PM – Public Hearing** under Zoning Bylaw §§145-31-34 - Beauchemin Builders - 73 Meadow Road, Scenic Roads Act Permit to move stones and removal of one tree

Exhibit A: Scenic Road Act Permit Application, stamped by the Town Clerk on April 19, 2017 and the Planning Board on April 19, 2017.

Exhibit B: Certified Abutter's List (Legal Notice mailed May 2, 2017)

Exhibit C: Checks for \$150 to cover the application fee.

Exhibit D: Mandatory Referral Comments – All comments were either No Comment or no response other than: **Assessor's Office** said No Impact To Assessors; **Building Inspector** said, I am in support of the removal of the tree and relocation of the wall. The tree is a sight hazard for someone trying to leave the driveway; **Conservation Commission** said, NOI filed. OOC issued. 1 common drive for all 3 lots.

Exhibit E: Photocopy of a map showing the location of the stone wall and the tree needing to be removed. Original map is Plan of Land in Townsend, Mass for Lawrence W Davis & Christine H Davis January 19, 2017 revised 3/20/17. The full map was used for the ANR on this property.

Exhibit F: The tree was marked seven days in advance of the Hearing

Exhibit G: Sign-in Sheet from attendees

L. McNally opened the hearing at 6:41PM. Board members present: Lance McNally, Ed Howard, Laurie Shifrin, Chris Nocella. Mandatory Referral comments were received, read into the record, and given to the applicant. Legal Notice, posted in the Nashoba Valley Voice May 19&26, was read into the record by Lance McNally. Public Notice of the hearing was posted by the Town Clerk on May 3, 2017.

Owner Tim Beauchemin gave a brief presentation of the project. He would like to move the stone wall opening approximately 20 feet to shift the opening for a common driveway – from the right to the left. Mr. Beauchemin also stated the proposed driveway will necessitate the remove of one tree, about 18 inches in diameter, as it blocks the sight lines of the driveway and was leaning quite a bit.

Don Massucco, Tree Warden, reported that the tree was leaning already and it would be better to remove it now as it would be likely to fall. His recommendation was it would be better to remove the tree now.

Kevin Smith reported that the current opening in the stone wall has been there since he was a kid. No opposition was expressed by members of Boards, Departments or by the general public.

Decision

Chris Nocella moved grant the Scenic Roads Act Permit to Tim Beauchemin for 73 Meadow Road with the following condition. Ed Howard, II, seconded.

Roll call vote:

Lance McNally	Yes
Chris Nocella	Yes
Laura Shifrin	Yes
Ed Howard, II	Yes. Motion carries.

Conditions

The Board put the following condition on the permit:

The Applicant shall provide a Before and After picture to the Board to show that portion of the wall that is moved blends in with the existing wall. The After photos shall be submitted to the Planning Board within 30 days following completion of the project.

Hearing was closed at 6:52PM.

2.2 7:00 PM -Public Hearing under Article V, Zoning Bylaw §§175-35-50 **Kevin Smith** plans to remove 38,000 cubic yards of material (Assessor’s Map 32, Block 2, Lot 0) - Warren Road – Stormwater Permit

Exhibit A: Materials received April 26, 2017

A.1 Application for Approval of Earth Excavation Special Permit and Stormwater Management Application for Warren Road, Map 32 Bloc2 in Townsend, Massachusetts Dated April 14, 2017. Number 5478.

- A.2 Stormwater Report (Earth Excavation Special Permit Warren Road) Stamped by Gregory S. Roy, Civil Engineer No. 46070.
- A.3 A completed Stormwater Management Application.
- A.4 A.5 Site Plan for Proposed Earth Excavation Special Permit, prepared by Ducharme & Dillis, Job No. 5478, Drawing No. 5478-EXIST, Stamped by Gregory S. Roy, Civil Engineer No. 46070.

Exhibit B: Certified Abutters List (Legal Notice mailed May 3, 2017).

Exhibit C: Mandatory Referrals – no board or commission made comment other than the **Conservation Commission** that said: The applicant has filed a notice of intent for the project. We have not conducted a site visit. We will send additional comments after we make our findings.

Exhibit D: Fees – A check for \$300.

Exhibit E: Sign-in Sheet from attendees

L. McNally opened the hearing at 7:00PM. Board members present: Lance McNally, Ed Howard, Laurie Shifrin, Chris Nocella.

Mandatory Referral comments were received, read into the record, and given to the applicant.

Legal Notice, published in the Nashoba Valley Voice on May 5&12, 2017, was read into the record by Lance McNally. Legal notice was given to the Town Clerk and posted May 3, 2017.

Owner, Kevin Smith was present. Stan Dillis, representing the Applicant, gave a brief presentation about the project. The project will take place on approximately 2.5 acres of a larger site. The goal is to lower the esker and to flatten it so this area will provide a better location to build houses in the future. The proposed project will excavate approximately 38,000 cubic yards of gravel. A detention basin and grading will be used to manage the Stormwater during gravel removal. The detention basin will be retained and used in the future by a driveway. The access road will slope so that the drainage falls back toward the property and away from the road. Stormwater will be managed by infiltration basins in a few locations as the shape of the land changes.

No abutters or residents had comment.

Decision

Laurie Shifrin moved, and Chris Nocella seconded, to grant the Stormwater Permit to Kevin Smith pursuant to §145-85 per the findings and to include the following conditions

1. The applicant shall work according to the plan submitted entitled Site Plan for Proposed Earth Excavation Special Permit, prepared by Ducharme & Dillis, Job No. 5478, Drawing No. 5478-EXIST, Stamped by Gregory S. Roy, Civil Engineer No. 46070
2. The applicant shall maintain the road through the construction entrance and keep the construction road and public way clear of excavation material.
3. The applicant shall not allow equipment on site until all permits are complete.

4. This permit is contingent on an Order of Conditions from the Conservation Commission.
5. In addition, the applicant must adhere to the conditions in the Stormwater Permit #2017-03 including sediment controls and inspection schedule.

Roll call vote:

Lance McNally Yes
Chris Nocella Yes
Laura Shifrin Yes
Ed Howard, II Yes. Motion carries.
Public Hearing closed at 7:20PM.

2.3 168 Haynes – ANR

Exhibit A: Plan of Land in Townsend, MA prepared by Ducharme & Dillis Job No. 5574, DWG. No 5574-ANR for Clinton D. Wilder, Trustee and stamped by PLS Stanley R. Dillis No 33182 and signed on 5/24/17.

Exhibit B: Application for Endorsement of Plan Believed not to Require Approval.

Exhibit C: fee – check for \$225.

Stan Dillis, of Ducharme and Dillis, presented the ANR plan to split the property into a five acre lot that the owner will continue to live on and a 37.9 acre lot that will be conveyed to the Department of Fish and Game. Anne Gagnon from the Department of Fish and Game attended. The new lot and the existing lot will both meet current zoning standards.

L. Shifrin made a motion to waive requirement §175-11(2), 1 inch to 40 feet requirement, so the map fit on one page. E. Howard seconded. AiF.

L. Shifrin motioned to approve the plan as an “Approval Not Required” (ANR) Plan under Subdivision Control Law. C. Nocella seconded. AiF. The plan was endorsed.

2.4 0 Warren Road – ANR

Exhibit A: Plan of Land in Townsend, MA prepared by Ducharme & Dillis Job No. 5290, DWG. No 5290-ANR for Genevieve M. Hicks 2012 Revocable Trust and stamped by PLS Stanley R. Dillis No 33182 and signed on 3/20/17.

Exhibit B: Application for Endorsement of Plan Believed not to Require Approval

Exhibit C: fee – check for \$225.

L. McNally recused himself from the endorsement. He is on the Board of Directors of the Fish and Game club that abuts the property.

Stan Dillis, of Ducharme and Dillis, presented the ANR plan to split the property in to a building lot of 3.47 acres and an 8.8 acre Parcel to be donated to Townsend Conservation Commission. The building lot (to be 45 Warren) meets current zoning standards.

L. Shifrin made a motion to waive requirement §175-11(2), 1 inch to 40 feet requirement and accept 1 inch to 50 feet, so the map fit on one page. C. Nocella seconded. AiF.

L. Shifrin motioned to approve the plan as an "Approval Not Required" (ANR) Plan under Subdivision Control Law. C. Nocella seconded. AiF. The plan was endorsed.

3 WORKSESSION:

- 3.1 Master Plan – proposal to Mullen Center - L. McNally will work on a draft.
- 3.2 Accessory Apartment Bylaw update – Noted.
- 3.3 Set next meeting date: July 24, 2017
 - 3.3.1 Update on LUC position – K. Merrill will set up interviews shortly and will request a representative from the Planning Board
- 3.4 Administrator's Report - Noted

4 CORRESPONDENCE:

- 4.1 Notices from Townsend / Other Towns: L. Shifrin read the correspondence.

5 ADJOURNMENT – meeting adjourned at 8:26PM

Respectfully submitted by Michele Decoteau

Exhibits on file at the Land Use Office

1. Planning Board Minutes of May 15, 2017.
2. 73 Meadow Road: Scenic Road Act Permit Application, stamped by the Town Clerk on April 19, 2017 and the Planning Board on April 19, 2017.
3. 73 Meadow Road: Certified Abutter's List (Legal Notice mailed May 2, 2017)
4. 73 Meadow Road: Checks for \$150 to cover the application fee.
5. 73 Meadow Road: Mandatory Referral Comments
6. 73 Meadow Road: Photocopy of a map showing the location of the stone wall move and the tree needing to be removed. Original map is Plan of Land in Townsend, Mass for Lawrence W Davis & Christine H Davis January 19, 2017 revised 3/20/17. This map was used for the ANR on this property.
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8. 73 Meadow Road: Sign-in Sheet from attendees
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11. Warren Road: (Received April 26, 2017): A completed Stormwater Management Application
12. Warren Road: (Received April 26, 2017): Site Plan for Proposed Earth Excavation Special Permit, prepared by Ducharme & Dillis, Job No. 5478, Drawing No. 5478-EXIST, Stamped by Gregory S. Roy, Civil Engineer No. 46070.

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21. 0 Warren Road: Application for Endorsement of Plan Believed not to Require Approval
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