



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

Lance J. McNally, Chairman Christopher Nocella, Vice Chairman Laura E. Shifrin, Clerk
Kathleen Araujo, Member Edwin H. Howard, II, Member Jerrilyn T. Bozicas, Associate Member

Minutes

April 11, 2016

Townsend Memorial Hall, Selectmen's Chambers
272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

- 1.1 Call the meeting to order: LM opened the meeting at 7:02PM
- 1.2 Roll call: Lance McNally (LM), Chris Nocella (CN), Ed Howard (EH), Kathy Araujo (KA), Jerrilyn Bozicas (JB). Laurie Shifrin (LS) arrived at 7:22PM. Karen Chapman, Land Use Coordinator, took notes.
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting – *3.6 Discuss Chapter 61 Right of First Refusal Clement/Bailey: Added.*
- 1.4 Acceptance of Minutes of 03/07/16. CN moved to accept the minutes of 3/17/16/ EH seconded. All in Favor (AIF)

II. APPOINTMENTS:

2.1 7:15 p.m. Public Hearing – Review Petition for Town to Accept “Alyssa Drive” as a Public Way

LM opened the public hearing at 7:23PM.

LM introduced all the Board Members. LS read the legal notice. LM read the Mandatory Referrals; there were no statements from proponents or public.

LS made a motion to put forth a report to the Board of Selectmen and Town Meeting supporting the acceptance of Alyssa Drive. KA seconded. AIF.

2.2 7:45 p.m. Public Hearing – Review Petition to Enlarge Ground-Mounted Solar Overlay District

LM opened the hearing at 7:46PM.

LM introduced all the Board Members. LS read the legal notice.

Veronica Kell, President of the Townsend Conservation Land Trust, attended.

She shared that TCLT is an abutter and not opposed to solar. What other properties have been considered? Would prefer support/generation by Planning Board rather than by petition.

The board reiterated that current bylaw prohibits >250KW arrays and recognizes that technology as moved forward so could consider a change in the bylaws.

Kell added that MACC has guidance on solar. Wheeler Road is not in APOD or Groundwater Aquifer but others are. Special consideration should be made for these parcels.

John Barrett, representing Jim Craven, shared that solar can provide a supplemental income and preserve land for agricultural use. Many towns around have allowed it. Current bylaws go against state law which says you cannot unreasonably regulate renewable energy. Planning Board did not review entire town for possible parcels. Barrett provided handouts from NEXAMP. Barrett requested Planning Board support on Town Meeting floor.

Kell asked how do solar panels benefit the town.

Barrett responded that NEXAMP would make in a community power grid for homeowners in the area.

Sherry Craven Hanson – family property. Maintain integrity of the land. Close to substation. Community’s field would accommodate 100-200 homes. Meets regulations for the state requirements for solar fields.

Kell asked if she had a plan in place.

Hanson replied that she did. Why isn’t there a thoughtful process? Checking all of the parcels in town for this?

The Board responded that requirements need to be set so that impact is not so great on the town. Other sits could be ruled out based on that. Currently solar is restricted to town properties. We are not going to rush things through without due diligence.

Barrett responded that the current bylaw does cover some of Kell’s concerns. [He read from the bylaw.] The urgency is to take advantage of credits and capitalize on net metering before it is gone. These are viable cause near the substation.

The Board asked if Barrett wanted the Planning Board’s support at Town Meeting? The Board wants to review the information before making a recommendation.

Bob Winter (an abutter) was in favor and wanted his property included in M5 B11 Lo.

Ann Forseman (11 Wheeler Road) shared that people were calling her to lease her property for solar.

The Board said that people seeking approval should submit info to compel boards to provide support. Also anyone with concerns should send their info to boards.

LS moved to continue the hearing to 8:00PM on April 27, 2016. Seconded by KA. AIF.

2.3 8:10 p.m. Chantell Fleck, Regional Planner, MRPC, DLT Grant Scope of Services Related to Housing.

Chantell Fleck proved a draft of the scope of services for this round of DLTA. The four bylaws for review will be Accessory Apartments, Backlot developments, Assisted Living, and 55+ developments. The Board was concerned with not making them affordable.

III. WORKSESSION:

- 3.1 **Medical Marijuana:** Discuss Drafting Townsend Bylaws
Discussed. Edits were made. Need to ask the Chief of Police to define Active Security Systems. Note to our Town Council – unreasonable security with inspection. What standard is applied to other businesses? Inquire the Board of Health on this question. Start the public hearing process.
- 3.2 **ZBA Mandatory Referral: 93 North End Road,** Existing Accessory Apartment Transfer
EH moved that the Planning Board has no issue with issuing the permit. KA seconded. AIF.
- 3.3 **ZBA Mandatory Referral: 40 Highland Street,** Variance & Appeal rebuild of porch
CN moved to have this reviewed and respond with No Comment. LS seconded. AIF.
- 3.4 **ZBA Mandatory Referral: 40-56 Fitchburg Road,** Variance and/or Special Permit – Ground-Mounted Solar greater than 250kW
LS moved to comment that currently there is a bylaw that prohibits this and this permit should not be granted. KA seconded. AIF.
- 3.5 **Discuss Planning Board Administrator Position**
The Board asked Karen Chapman to write a letter to the BoS that not less than 25 hours will be acceptable. If the Board is not satisfied, we will bring it up at the Town Meeting Budget. The Board will be available for discuss if need be.
- 3.6 **Discuss Chapter 61 Right of First Refusal Clement/Bailey Roads** – No interest in purchasing.

IV. CORRESPONDENCE:

- 4.1 FYI: E-mail from Joncas Assoc. RE: Affordable Housing for Veterans Discussion - Noted
- 4.2 Memo from Board of Assessors RE: Senior Work Off Program – Put in for a Senior
- 4.3 Notices from Townsend / Other Towns - Noted

V. ADJOURNMENT:

- 5.1 LS moved to adjourn at 9:35PM. KA seconded. AIF.
- Next Regular Meeting Date: Monday April 25, 2016, at 7:00 p.m.**

Submitted by Michele Decoteau and transcribed from Karen Chapman's notes