



Office of
THE PLANNING BOARD
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Townsend, Massachusetts 01469
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Lance J. McNally, Chairman Christopher Nocella, Vice Chairman Laura E. Shifrin, Clerk
Kathy Araujo, Member Edwin H. Howard, II, Member Jerrilyn T. Bozicas, Associate Member

Minutes
November 7, 2016
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 7:00PM. L. McNally called the meeting to order and announced that in accordance with 940 CMR 29.10 (7), Clerk Laura Shifrin, would be participating remotely in the meeting, where her physical attendance would be unreasonably difficult due to personal illness.
- 1.2 Roll call: Lance McNally (LM), Christopher Nocella (CN), Kathy Araujo (KA), Edwin Howard (EH), Jerrilyn Bozicas (JB). Laura Shifrin (LS) attended remotely. Town Administrator, Jim Kreidler, and Planning Board Administrator Michele Decoteau attended.
- 1.3 Approval of Minutes from October 17, 2016
EH moved to accept the minutes from October 17, 2016. KA seconded. All in Favor (AIF).
- 1.4 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: None.

2. APPOINTMENTS:

- 2.1 7:15PM Discussion of draft Solar Bylaw (Continued)
KA, as the chair of the Solar Bylaw Committee, reviewed their work.
This needs to be brought before the Energy Committee and Conservation Committee before being sent to Town Council.

Note: for the project before the Planning Board, we should request a buffer given the timing.

- 2.2 7:45PM Discussion regarding 37 Burgess Road with John Hussey (Continued)

Information presented at the previous meeting was reviewed. Burgess Road is a dead end and many services are provided to the residents such as mail, trash, etc. For public safety, a turn around needs to be put in place for school buses, first responders, public safety. If Mr. Hussey will do that, then granting this is in the best interest of the town.

Add to the memo a contingency that no occupancy until a turn around is built and paved to the satisfaction of the Highway Dept Superintendent and the Fire Chief.

LS moved that if John Hussey puts in the turn around, made and paved to the satisfaction of the Fire Chief and the Highway Superintendent, the PB grants this is a buildable lot with the contingency that until they both sign off, they cannot get an occupancy permit.
EH seconded. AIF. LS abstained.

- 2.3 8:00PM Discussion of Marijuana Bylaw (Continued)
Chief Eaton joined the meeting at 7:55PM.

The information from the previous meeting was reviewed as well as information from the most recent BOS meeting.

JK shared that he had received communication from Nature's Solution and they have withdrawn their application.

Some suggestions for additions to the bylaw included: non-medical marijuana moratorium on public use/selling/growing, adding an overlay, community host agreements, and residential development (DPH).

- 2.4 8:15PM Discussion of Timberlee Park with Veronica Kell (Continued)
Veronica Kell, in her role as resident, asked if anyone knew if Parcel B in the Timberlee Park subdivision plan was set aside for the water company, Witches Brook Water Company.

No one had a specific answer.

LS moved that before the Planning Board can take action, clear title and ownership of a property must be shown. CN seconded. AIF.

3. WORKSESSION:

- 3.1 BOS Memo - Public Meeting/Hearing Training

- 3.1.1 Open Meeting Law Reminders
Reminder not to "reply all" in email

- 3.2 BOS Memo – Public Records Training

Michele Decoteau will attend and share findings.

4. CORRESPONDENCE:

- 4.1 Notices from Townsend / Other Towns: KA read

- 5. ADJOURNMENT:** CN made a motion to adjourn at 8:53PM. EH seconded. AIF.

Next Regular Meeting Date: Monday November 28, 2016, at 7:00PM