



**Office of
THE PLANNING BOARD
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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**

**Planning Board Meeting
Minutes
November 28, 2016**

I. PRELIMINARIES:

- 1.1 Call the meeting to order: 7:16PM
- 1.2 Roll call: Jerrilyn Bozicas (JB), Chris Nocella (CN), Lance McNally (LM), Laurie Shifrin [remotely]. JB was designated a voting member for this meeting. Michele Decoteau, Planning and Zoning Administrator, attended.
- 1.3 Approval of Minutes from Nov 7, 2016: JB moved to accept, CN seconded. All in Favor (AIF)
August 8, 2016: JB moved to accept, CN seconded, AIF.
September 22, 2016: JB moved to accept, CN seconded, AIF
September 26, 2016: JB moved to accept, CN seconded, AIF
- 1.4 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: None

II. APPOINTMENTS:

- 2.1 7:05PM** Discussion of draft Medical Marijuana Bylaw (Continued)
CN moved to pass moratorium, as follows, on recreational use of Marijuana. JB seconded. AIF.
With the passage of Question 4 on the ballot in November 2016, persons over the age of 21 can possess, use, grow, and distribute cannabis. The state will be creating a Cannabis Control Board to frame regulations around the use, sale, and distribution of cannabis or marijuana.

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures use and sale of cannabis. The moratorium shall be in effect through December 31, 2017. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of marijuana in the Town, consider the State Regulations and related uses, and shall consider adopting new Zoning Bylaws to address the time, place and manner of cannabis use.

- 2.2 7:15PM** Discussion of draft Accessory Apartment Bylaw
Shubee Kalra (SK) and Glen Eaton from MRPC attended.

- **Assisted Living** – SK shared Natick’s bylaw as the only exemplar.
- **55+ communities** – SK suggested this would be a good fit within the OSMD bylaw with minor changes
- **Accessory Apartments** – the question came up if an Accessory Apartment is detached and built prior to the bylaw, would it will be grandfathered?
If there is only one in town, it can get a variance

Add the language: any detached Accessory Apartment, built prior to this bylaw, must get a variance from the ZBA.

There will be no deed restriction.

Comments should be returned to SK on Dec 13.

III. WORKSESSION:

3.1 Mandatory Referral: ZBA Earth Removal at 460 Main Street (Fire Station): No comment

3.2 Memo Re: 37 Burgess Road

Mr. Hussey informed the Board that he met with the Townsend Fire Chief, the Chief of Police, and Highway Superintendent to discuss the requirements for a turnaround on Burgess Road. Mr. Hussey also agreed that he would construct the turnaround at his expense.

Findings:

1. There are many homes on Burgess Road that currently receive private and public services like mail delivery, trash, school transportation, etc.
2. It is a dead end street.
3. It is in the best “interest of the public” to have a turnaround on Burgess Road adequate for fire trucks, school busses, and other public safety services.

The board voted to accept 37 Burgess Road as a buildable lot provided the owners construct a paved turnaround on Burgess Road that meets the specifications reviewed by the Townsend Highway Superintendent on the portion of the road beyond 35 Burgess Road. Sufficient frontage is granted for a buildable lot with the contingency that no occupancy permit will be granted for a home built on 37 Burgess Road until the paving and the turnaround are complete and approved by the Townsend Highway Superintendent.

IV. CORRESPONDENCE:

4.1 Notices from Townsend / Other Towns: Noted

V. ADJOURNMENT: CN moved to close meeting, JB seconded. AIF.

Next Regular Meeting Date: Monday, Dec 12, 2016