



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
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MDecoteau@townsend.ma.us

Lance J. McNally, Chairman
Kathy Araujo, Member

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

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

Minutes
December 12, 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 7:02PM**
- 1.2 Roll call: **Ed Howard (EH), Chris Nocella (CN), Lance McNally (LM), Laurie Shifrin (LS) participated remotely due to illness. Kathy Araujo was absent.** Michele Decoteau, Planning Board Administrative Assistant, took minutes. Shubee Kalra, MRPC, attended.
- 1.3 Approval of Minutes from Nov 28, 2016: **CN moved to accept the minutes of 11.28.16. EH 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: *Add: 3.5 Campaign Finance Report Form: 3.5 Added.*

2. APPOINTMENTS:

7:05PM – Continued Public Hearing – Stormwater Permit - 40-56 Fitchburg Road – Development of 750kW ground mounted solar array to serve condo units
LM reconvened the Public Hearing.
Planning Board members introduced themselves.

Ziad Ramadan, property owner, gave a brief presentation on how stormwater will be handled at the solar array.

CN made a motion to approve the stormwater permit. EH seconded.

Roll call vote:

Lance McNally	Yes
Chris Nocella	Yes
Laurie Shifrin	Yes
Ed Howard	Yes. Motion carries.

CN made a motion to close the public hearing at 7:12PM. EH seconded.

Roll call vote:

Lance McNally	Yes
Chris Nocella	Yes
Laurie Shifrin	Yes

Ed Howard Yes. Motion carries.

CN made a motion to reopen the public hearing at 7:13PM. EH seconded.

Roll call vote:

Lance McNally Yes
Chris Nocella Yes
Laurie Shifrin Yes
Ed Howard Yes. Motion carries.

The Board discussed the solar farm special permit..

EH made a motion to approve the special permit for the solar farm based on ZBA permit. CN seconded.

Roll call vote:

Lance McNally Yes
Chris Nocella Yes
Laurie Shifrin Yes
Ed Howard Yes. Motion carries.

EH made a motion to close the public hearing. CN seconded.

Roll call vote:

Lance McNally Yes
Chris Nocella Yes
Laurie Shifrin Yes
Ed Howard Yes. Motion carries.

2.1 7:20PM – Public Hearing – Site Plan Review & Stormwater Permit - 460 Main Street – Fire House

LM convened the Public Hearing at 7:20PM.

Board members introduced themselves. LM noted that there was a sign in sheet circulating and read the legal notice.

Stan Dillis, Ducharme and Dillis, attended and represented the town. He gave a brief presentation.

There were no board questions.

Abutters, George and Nancy Sullivan attended. They were concerned that vent pipes or air compressor exhaust will go into the windows of their tenants' apartments next door.

Dillis responded that it will be only two bays on the side facing the apartment. The electrical and mechanical will be on the other side by the parking lot. The utilities will be buried.

EH made a motion to approve the special permit with the special condition that external utilities be located on the north or northwest side of the building. CN seconded.

Roll call vote:

Lance McNally Yes
Chris Nocella Yes
Laurie Shifrin Yes
Ed Howard Yes. Motion carries.

2.1.1 Fee Waiver

CN moved to waive the permit fees. EH seconded.

Roll call vote:

Lance McNally	Yes
Chris Nocella	Yes
Laurie Shifrin	Yes
Ed Howard	Yes. Motion carries.

2.2 ANR – 73 Turnpike Road

Owners, Dale and James Gates, attended. Stan Dillis presented.

Findings:

§175-10

- A. Forms were correct
- B. Signatures were correct
- C. Fees will be addressed in §175-11
- D. (3) Plans were the correct size and were submitted electronically
(4) Plans were prepared by a licensed professional
(5) Title was include with the correct information.
(6) Signatures were included
(7) Legend was included.
(8) There have been no revisions.
(9) Lots were labeled consecutively.
(10) Benchmarks were included.

§175-11

- A. Request was complete
- B. Fee: \$225
- C. Requirements
 - 1. Complete
 - 2. Yes – scale is correct
 - 3. There are two lots, Lot 1 and Lot 2
 - 4. NA
 - 5. NA

The Board determined that the plan does not require approval.

EH made a motion to approve the plans as “ANR – approval not required.” CN seconded.

Roll call vote:

Lance McNally	Yes
Chris Nocella	Yes
Laurie Shifrin	Yes
Ed Howard	Yes. Motion carries.

3. WORKSESSION:

3.1 Bylaw Review: Board members will send comments directly to Decoteau.

3.2 Mandatory Referrals

3.2.1 ZBA - 460 Main Street – Earth Removal – Noted.

3.2.2 ZBA – 22 West Meadow Road – Solar array – Planning Board and Energy Committee formed a Solar Bylaw committee and are opposed to any variance until the draft bylaw goes through the bylaw approval process.

3.3 Coppersmith Way Bond/53G accounts: Ask previous PB chair.

3.4 Meeting schedule for 2017

Jan 23, 2017

February 13, 2017

March TBD

3.5 Campaign Finance Report Form: Signed.

4. CORRESPONDENCE:

4.1 Notices from Townsend / Other Towns: Noted

5. ADJOURNMENT

CN made a motion to adjourn. CH seconded. Roll call vote:

Lance McNally Yes

Chris Nocella Yes

Laurie Shifrin Yes

Ed Howard Yes. Adjourn at 8:16PM.

Next Regular Meeting Date: January 23, 2017

Respectfully Submitted by Michele Decoteau