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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

Minutes
September 12, 2016 at 7:00 p.m.

I. PRELIMINARIES:

- 1.1 **Call the meeting to order:** LM opened the meeting at 7:00PM.
- 1.2 **Roll call:** Lance McNally (LM), Christopher Nocella (CN), Edwin Howard (EH), Kathy Araujo (KA), Jerrilyn Bozicas (JB). Karen Chapman, Land Use Coordinator, was also present.
- 1.3 **Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting:** 4.3 *Letter from Dennis Martino re: 7 Trophy Ave.*

II. APPOINTMENTS:

- 2.1 **7:15PM ANR Plan – 48 Clement Road:**
EH disclosed he has represented the Zufelts in the past.
Mike Ploof, representing Northstone Builders, to subdivide 14.62 acres in to five lots with 1,000 feet of frontage on Clement and 200 feet on Bailey
LM went through the ANR checklist for §§175-10, 175-11
EH moved to waive the 1" = 40' so the map would fit on one page. LS seconded. All in Favor (AIF).
CN moved to accept the ANR as submitted. EH seconded. AIF.
Mike Ploof will bring updated CD and Mylar map.

III. WORKSESSION:

- 3.1 **Mandatory Referral from ZBA re: 3 Wheeler Road Earth Removal:** Table until 9.26.16 meeting.
- 3.2 **Mandatory Referral from ZBA re: 197 Main Street fuel tank replacement**
- 3.3 **Update on Solar Bylaw Subcommittee**
Split opinion on special permit requirement for commercial/industrial/residential. Considering a compromise where it is by-right but with site plan. Could be over burdensome. Planning Board would be Special Permitting Granting Agency (SPGA).
- 3.4 **Discuss and vote on Volunteer for Community Development Committee**
Members of the Planning Board want more information on the Committee and what it will do. Could this be a Program Income Guide?
- 3.5 **Discuss hiring process for PB/ZBA Administrator**
Planning Board will forward questions to KC who will set up interviews for 8.22.16 at 7:00PM
- 3.6 **Discuss Response from Police Chief re: Draft Marijuana Bylaw**
LM will contact the Police Chief

IV. CORRESPONDENCE:

- 4.1 Letter from ZEO to 20 Burgess Road re: zoning district and building lot: Noted
- 4.2 Notices from Townsend / Other Towns: Noted
- 4.3 Letter from Dennis Martino re: 7 Trophy Ave: Noted.

V. ADJOURNMENT: CN moved to adjourn at 8:53PM. LS seconded. AIF.

Next Regular Meeting Date: Monday, September 26, 2016, at 7:00 p.m. Submitted my Michele Decoteau.