

Office of THE PLANNING BOARD 272 Main Street

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<u>Jeffrey R. Peduzzi, Chairman</u> <u>Nicholas E. Thalheimer, Vice Chairman</u> <u>Lance J. McNally, Clerk</u> Christopher Nocella, Member Perry J. Tomasetti, Member Jerrilyn T. Bozicas, Associate Member

> Planning Board Meeting Minutes Monday, April 27, 2015 7:00 p.m./ Townsend Memorial Hall, Selectmen's Chambers 272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

- **1.1** Call the meeting to order At 7:00 p.m. N. Thalheimer called the meeting to order.
- **1.2 Roll call** Present were Vice Chairman Nicholas Thalheimer, Clerk Lance McNally, Member Chris Nocella, Member Perry Tomasetti, and Planning Board Administrator Jeanne Hollows. Chairman Jeff Peduzzi and Associate Member Jerrilyn Bozicas were absent.
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting None
- **1.4** Acceptance of Minutes C. Nocella motioned to approve the Minutes of 04/13/15. L. McNally seconded and all present voted in favor.

II. APPOINTMENTS:

2.1 7:10 p.m. ANR Plan, 54 Gilchrist Rd., Peggy & Sherman Bull, Rose Land Survey – Rose Chaulk of Rose Land Survey explained a plan had been prepared to provide conforming lots for two existing homes, one occupied, and the other which had been used as a "guest house." Anne Gagnon representing Mass Fish & Wildlife attended the meeting and explained they are interested in purchasing the remaining 41-acre parcel which will include a trail easement connecting to State-owned land. It was noted that 529 sq. ft. of that parcel crosses into the Town of Lunenburg, and the plan will then go to that Planning Board for endorsement. A letter was provided by R. Chaulk requesting a waiver of the required scale in order to fit the entire plan on one page. Two additional plan sheets were provided to enlarge details. L. McNally motioned to grant a waiver of the requirement that all plans be drawn to a scale of one inch equals 40 feet as outlined in §175-11 C. (2). C. Nocella seconded and all voted in favor. The plan was endorsed.

III. WORKSESSION:

3.1

IV. CORRESPONDENCE:

4.1 Notices from Townsend/Other Towns – L. McNally read the Notices.

V. ADJOURNMENT:

5.1 At 7:22 p.m. C. Nocella motioned to adjourn the meeting. L. McNally seconded and all voted in favor.

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(Transcribed from notes) Respectfully Submitted by

Jeanne Hollows Planning Board Administrator

<u>LIST OF PERTINENT DOCUMENTS/EXHIBITS per Agenda Item (Attached or Available as Noted)</u> Any documents not attached herewith are available for review in the Planning / Land Use Office.