

Office of THE PLANNING BOARD 272 Main Street

Townsend, Massachusetts 01469 978-597-1700 x 1722 * fax 978-597-1722



Stanley Vladyka, Chairman Nicholas E. Thalheimer, Vice-Chairman Jeffrey R. Peduzzi, Clerk Gerald B. Coughlin, Member Karen Coughlin, Associate Member

Meeting Minutes
January 5, 2009 7:00 p.m.
Townsend Memorial Hall, BOS Chambers
272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

- 1.1 Call the meeting to order At 7:07 S. Vladyka called the meeting to order.
- 1.2 Roll call Present were Chairman, Stanley Vladyka, Vice-Chairman, Nicholas Thalheimer, Clerk, Jeff Peduzzi, Member, Jed Coughlin, Associate Member, Karen Coughlin and Administrative Assistant, Jeanne Hollows.
- 1.3 Additions or deletions to Agenda None
- 1.4 Acceptance of Minutes J. Coughlin motioned to approve the Minutes of November 24, 2008. J. Peduzzi seconded and all voted in favor.

II. APPOINTMENTS:

- **2.1 Rich Hanks Discussion RE:** Bistro on the Green J. Hollows advised that the Townsend Ridge Country Club, 40 Scales Lane, has leased their property to the Bootlegger who opened a business there called the "Bistro on the Green." A question came up as to whether there is a "change of use or increase in intensity of use," and do they need to apply for a Site Plan Review Special Permit. Town Counsel had advised that Zoning Enforcement Officer, Rich Hanks should visit the site, gather the facts and make a determination. It was the consensus of the Board they would defer to the Zoning Enforcement Officer to report his findings.
- 2.2 8:00 p.m. Village @ Patriot, Reconvene Public Hearing At 8:04 p.m. S. Vladyka re-convened the public hearing and introduced the Board. Owner/developer, Peter DeCarolis submitted an outline of a revised plan showing substantial changes. He explained he was motivated to move the project forward as soon as possible, given the possible change in the make-up of the Planning Board in April and the still unresolved litigation with the Conservation Commission.
 - 2.2.1 Revised Plan Engineer, Jeff Brem of Meisner Brem described the plan as follows:
 - The layout shows 6 lots around a cul-de-sac off Haynes Rd., served by town water.
 - A private driveway from the cul-de-sac to a proposed single-family home, on a large lot that would be marketed as an equestrian farm with potential for a barn, pastures and deed restrictions on open space. The home would be served by well water.
 - An "H20 Load" Bridge would be constructed along the driveway to span one wetland crossing.
 - The previously planned Proctor Road entrance would not be constructed.
 - There would be no need for a communal septic system, as each lot would be serviced by individual systems. Lot #3 would replace the area formerly reserved for a communal treatment system.
 - No sewer lines would be installed along roadways or traverse the wetlands.
 - "Parcel Z" would be consist of 16+ acres of restricted open space.
 - "Parcel X" would consist of an additional 32+ acres of open space with a possibility to deed of easement rights by the farm.

Planning Board Minutes, continued January 5, 2009

Page 2

A discussion ensued. It was the consensus of the Board that this would be a great use and the best balance of options seen thus far on the property.

Abutter Julie Ward questioned how wastes from the farm would be handled. K. Coughlin responded that these issues are regulated by the Board of Health. J. Brem stated timing is an issue, and expressed a desire to see any zoning issues put on "fast track," so they can get them addressed. He also requested that the town's consultant engineer be asked to review the revised plans based on allowed agricultural activity. A copy of the "Right to Farm" Bylaw (Article I, Section 34) was provided to P. DeCarolis. J. Brem estimated they would need 5-6 weeks to bring back the engineered revisions, but in the meantime, it was agreed that P. DeCarolis would ask his attorney to draft the language for deed restrictions and or easement rights for the open space parcels.

J. Peduzzi motioned to continue the hearing to Feb. 9, 2009 at 7:30 p.m. N. Thalheimer seconded and all voted in favor.

III. WORKSESSION:

- 3.1 **ZBA Referral Notice:** 95 Lunenburg Rd., Special Permit for homing pigeons The Board reviewed a Referral Notice from the Zoning Board of Appeals for an application for a special permit submitted by John DeCosta to raise homing pigeons on his property. J. Peduzzi motioned to respond with "no comment." S. Vladyka seconded and all voted in favor.
- 3.2 Copies of Recorded Deeds Deer Run Open Space, Abutter's Parcels & Town Acceptance The Board reviewed a copy of a deed filed at the Registry prepared to correct language conveying 17+ acres of open space off Ash Street as part of the approved Deer Run Open Space Preservation Development, and two additional deeds to convey parcels of land to two abutters to serve as buffer zones. J. Hollows agreed she would file copies with the Town Clerk as well as provide copies to the Conservation Commission, Assessor's and Board of Selectmen.
- 3.3 Schedule Jan.-Feb.-March Meetings The Board reviewed their schedules for the coming months and agreed to schedule meetings as follows:

 Jan. 26th Feb 9th & 23rd Mar. 9th & 23rd

IV. CORRESPONDENCE:

The following correspondence was received and noted by the Board:

- 4.1 Copy of ZBA Decision: 62 Highland St., Construction of an Addition Granted
- 4.2 Memo from Karen Chapman RE: Prohibited Plant List
- 4.3 U Mass Extension Request Recommend Community Leaders for Keystone Training
- 4.4 Planners Web Site Notice
- 4.5 NRWA Fall 2008 Newsletter
- 4.6 Notices from Townsend/Other Towns

V. <u>ADJOURNMENT:</u>

At 8:35 p.m. N. Thalheimer motioned to adjourn the meeting. J. Peduzzi seconded. All voted in favor.

(Transcribed from notes) Respectfully Submitted by

Jeanne Hollows Planning Board Administrative Assistant



Office of THE PLANNING BOARD 272 Main Street

Townsend, Massachusetts 01469 978-597-1700 x 1722 * fax 978-597-1722

Stanley Vladyka, Chairman Nicholas E. Thalheimer, Vice-Chairman

<u>Jeffrey R. Peduzzi, Clerk Gerald B. Coughlin, Member Karen Coughlin, Associate Member</u>

Meeting Agenda
January 5, 2009 7:00 p.m.
Townsend Memorial Hall,
272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

- 1.1 Call the meeting to order
- 1.2 Roll call
- 1.3 Additions or deletions to agenda
- 1.4 Acceptance of Minutes of November 24, 2008

II. APPOINTMENTS:

- 2.1 Rich Hanks Discussion RE: Bistro on the Green, opened business at 40 Sales Lane, leasing from Townsend Ridge Country Club
- 2.2 8:00 p.m. Village @ Patriot, Reconvene Public Hearing 2.2.1 Revised Plan

III. WORKSESSION:

- 3.1 ZBA Referral Notice: 95 Lunenburg Rd., Special Permit for homing pigeons
- 3.2 Copies of Recorded Deeds Deer Run Open Space, Abutter's Parcels & Town Acceptance
- 3.3 Schedule Jan.-Feb.-March Meetings

Jan. 12th or 26^{th?}
Feb 2nd, & 9th or 2nd & 23rd?
Mar. 9th & 23rd?

IV. CORRESPONDENCE:

- 4.1 Copy of ZBA Decision: 62 Highland St., Construction of an Addition Granted
- 4.2 Memo from Karen Chapman RE: Prohibited Plant List
- 4.3 U Mass Extension Request Recommend Community Leaders for Keystone Training
- 4.4 Planners Web Site Notice
- 4.5 NRWA Fall 2008 Newsletter
- 4.6 Notices from Townsend/Other Towns

Next Meeting Date: Regular Meeting - Monday, January , 2009 at 7:00 p.m.