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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. ADJOURNMENT:

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

