



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
978-597-1700 x 1722 * fax 978-597-1722

RECEIVED
SEP 23 2008
TOWN OF TOWNSEND
TOWN CLERK

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

Meeting Minutes
August 25, 2008 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 7:06 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** – Item #3.5 added.
- 1.4 **Acceptance of Minutes** - N. Thalheimer motioned to approve the Minutes of 08/04/08. J. Coughlin seconded and all voted in favor.

II. APPOINTMENTS:

2.1 7:30 p.m. Village @ Patriot, Reconvene Public Hearing – At 7:30 p.m. S. Vladyka re-convened the public hearing. Peter DeCarolis, of DECA Corporation, stated that they are waiting for a response from the State office of MESA (Mass Endangered Species Act), who has been reviewing the site since Blandings Turtles were found in the area. He explained that several meetings and a site visit have taken place, while working around vacations schedules and they have responded in writing to lists of questions and concerns from MESA. He believes they are near a resolution and stated they eventually must file an application with MESA, who will have 30 days to approve or deny the project. He added that the DEP (Department of Environmental Protection) cannot issue any Orders of Conditions to address a court appeal until the issues with MESA are resolved. He stated that for these reasons, they have been unable to revise the subdivision plans, but hope to do so in September. Following a brief discussion regarding meeting dates, J. Coughlin motioned to continue the hearing to October 27, 2008 at 7:30 p.m. N. Thalheimer seconded. S. Vladyka, N. Thalheimer, J. Coughlin and K. Coughlin voted in favor. J. Peduzzi opposed. The motion carried.

The following correspondence was received by the Board but not addressed.

- 2.1.1 **E-mail from Julie Ward & response from Karen Chapman RE: Was Topo correction given to the State?**
- 2.1.2 **E-mail from Julie Ware RE: Inserting pilings into hill; damage to property, stream, dam, & financial repercussions.**
- 2.1.3 **Minutes Review from last three discussions.**
- 2.1.4 **Referral Comments Review**
- 2.1.5 **Comments submitted by Karen Chapman RE: Conservation Commission**

2.2 8:00 p.m. Will Hackler, Chairman – Master Plan Committee – S. Vladyka asked Will Hackler, Chairman of the Master Plan Update Committee for an update on the draft Plan. W. Hackler explained that the Committee prepared a slide show and asked Steve Cloutier to put it on the Town website. He

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added that a draft plan is near completion and the Committee is expected to review it for approval at their meeting of September 8th. A discussion ensued regarding how to get the word out to the public and who might be able to convert a Power Point presentation to video. J. Peduzzi offered to help with the conversion process, and it was the consensus of the Board to ask Heide Messing to create a link on the Town website to direct residents to the Draft Plan when it becomes available, and to solicit additional information and input from the public.

III. WORKSESSION:

3.1 USGS Benchmark Location discussion – S. Vladyka provided a list of USGS (United States Geodetic Survey) Benchmark locations in Town and stated that when surveyors say they have found Benchmarks, these are the official locations, and if they cannot find Benchmark, they should let the Board know. He added that anyone can go on the computer and get information to put contours on a plan, however surveyors should be locating these areas on site and suggested the area be flagged. A brief discussion ensued with a question about why or when this requirement was added to the Code for the Town of Townsend, and how the Board could enforce this. J. Peduzzi motioned to have J. Hollows advise applicants that the USGS Benchmark requirement will not be waived. N. Thalheimer seconded and all voted in favor.

3.2 Master Plan Approval Process - The Board discussed the process for final approval of the draft Master Plan and J. Peduzzi stated he would like to see the Planning Board vote to approve the Plan through the Public Hearing process, and then take the Plan to the Town Meeting for confirmation.

3.3 Commonwealth Capital Application – Note #6 RE: Wind Towers - The Board received a copy of a Commonwealth Capital application prepared by Acting Co-Land Use Coordinator, Karen Chapman and submitted to the State. With the completion of the application, the State evaluates the town's progress in implementing planning and zoning measures that are consistent with the Commonwealth's Sustainable Development Principles and encourages participation by linking State spending programs to municipal land use practices. Scores are assigned and results are taken into consideration when grants and loans are awarded. J. Hollows asked the Board to note #6 which states that the Planning Board currently has a rough draft of a wind energy bylaw that the Land Use Office will help to implement by December, 2009. J. Peduzzi offered to work on a draft prepared by S. Vladyka and asked J. Hollows to send him another copy of the draft and any additional material she has accumulated.

3.4 Schedule Meetings for Oct. – Nov. – Dec. – The Board reviewed their schedules and set up the following meetings: October 6th & 27th; November 3rd & 24th; December 1st & 15th. J. Peduzzi ^{stated} he will be available to attend the meeting on Oct. 6.

3.5 Flag Display – J. Coughlin pointed out that the flag outside of Memorial Hall is being displayed 24 hours a day without any illumination at night. It was the consensus of the Board to bring the issue to the attention of the Board of Selectmen with a request that it be addressed.

IV. CORRESPONDENCE:

The following correspondence was received and noted by the Board.

4.1 Mass Federation of Planning & Appeals Boards Resource – Membership?

4.2 Notices from Townsend/Other Towns

At 8:10 p.m. J. Coughlin and K. Coughlin left the meeting.

V. ADJOURNMENT:

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

(Transcribed from notes)
Respectfully Submitted by

Jeanne Hollows
Planning Board Administrative Assistant



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

Agenda

August 25, 2008 7:00 p.m.
Townsend Memorial Hall

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 Aug. 4, 2008

II. APPOINTMENTS:

- 2.1 7:30 p.m. Village @ Patriot, Reconvene Public Hearing
 - 2.1.1 E-mail from Julie Ward & response from Karen Chapman RE: Was Topo correction given to the State?
 - 2.1.2 E-mail from Julie Ware RE: Inserting pilings into hill; damage to property, stream, dam, & financial repercussions.
 - 2.1.3 Minutes Review from last three discussions.
 - 2.1.4 Referral Comments Review
 - 2.1.5 Comments submitted by Karen Chapman RE: Conservation Commission
- 2.2 8:00 p.m. Will Hackler, Chairman – Master Plan Committee

III. WORKSESSION:

- 3.1 USGS Benchmark Location discussion
- 3.2 Master Plan Approval Process
- 3.3 Commonwealth Capital Application – Note #6 RE: Wind Towers
- 3.4 Schedule Meetings for Oct. – Nov. – Dec.
Suggest: Oct. 6th & 20th 27
 Nov. 3rd & 17th 24
 Dec. 1st & 15th

IV. CORRESPONDENCE:

- 4.1 Mass Federation of Planning & Appeals Boards Resource – Membership?
- 4.2 Notices from Townsend/Other Towns

Next Meeting Date: Regular Meeting – Monday, September 8, 2008 at 7:00 p.m.