



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



Jeffrey R. Peduzzi, Chairman

Gerald B. Coughlin, Vice-Chairman

Nicholas E. Thalheimer, Clerk

Louis C. Kiklis, Member

Stanley Vladyka, Member

Meeting Minutes

June 12, 2006 7:00 p.m.

Townsend Memorial Hall,

BOS Chambers

272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

1.1 The meeting was called to order at 7:05p.m.

1.2 Roll call – Present were Chairman, Jeff Peduzzi, Clerk, Louis Kiklis Member, Stanley Vladyka, Member, Jed Coughlin and Administrative Assistant, Jeanne Hollows. Vice-Chairman Nicholas Thalheimer arrived at 7:15 p.m.

1.3 Additions or deletions to agenda - None.

II. APPOINTMENTS:

2.1 7:05 p.m. Land Use Coordinator, Kathy Araujo to discuss Cell Tower By-law/Permits – Land Use Coordinator, Kathy Araujo, explained that the town is facing its first instances of expired special permits that were granted for cell towers and their co-locators. The Town of Townsend Zoning By-law designates an expiration date of five years, per section 145-51 B. (2). We have a filing for a new co-locator on Ball Road, however the original permit for that cell tower has just passed its expiration date. In researching how this is handled in other towns, K. Araujo found that expiration limitations are not the norm, as very few have an expiration clause, and if there are any non-compliance issues, bonds come into play. She asked if any Board Members were aware of the intent of that portion of the by-law, but no one knew the reasoning. J. Peduzzi suggested that someone could contact Mark Seiler to ask that question. When K. Araujo stated that several other special permits were due to expire, J. Peduzzi stated he believed the Zoning Enforcement Officer is the entity to look at permits for compliance. With respect to how to handle the current application, J. Coughlin motioned to request authorization for legal service. The request would provide the dates and ask Town Counsel for interpretation of the by-law and if the Board can allow an application for a simple renewal rather than requiring a comprehensive filing. N. Thalheimer seconded and the vote was unanimous.

III. WORKSESSION:

3.1 Brick Steamer Draft Decision: Vote on Findings & Conditions – The Board reviewed a draft of the Decision. A statement with respect to hours of operation was stricken from #4 of page 3. Jed Coughlin motioned to waive the requirements of §145-33 C. (4) (a) to reduce the minimum distance allowed between adjacent driveways in a commercial district. Nik Thalheimer seconded and the vote was unanimous. The waiver will grant the right to construct two driveway openings serving 20 or more parking spaces on a premises separated by 120 feet center line to center line. Louis Kiklis motioned to

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waive the requirements of 145-33 C. (4) (b) and 145-42 (2) E. (7) to allow a width of 26' to safeguard against hazards and avoid congestion, particularly for, but not limited to large trucks, and to facilitate traffic flow. Jed Coughlin seconded, and the vote was unanimous. Following a couple of additional edits of a non-substantial nature, J. Coughlin motioned to approve the Special Permit for the Brick Steamer business. L. Kiklis seconded and the motion passed by a Roll Call Vote as follows: S. Vladyka – aye; J. Coughlin – aye; L. Kiklis – aye; N. Thalheimer – aye; and J. Peduzzi – aye.

3.1.1. Revised Drawings of Building – Received and noted.

3.1.2. Written Waiver Requests – Received and noted.

3.2 Signatures on Sexual Harassment Policy – Received and signed by Board.

3.3 Village at Patriot Common: copy of Conservation NOI Filing - for planned 18-lot OSPD – Received and noted by the Board.

3.4 Turnpike Village Proposed 40B - Opening ZBA Public Hearing – June 14th, 7:30 p.m.
Planning Board Representation – J. Peduzzi stated he would attend the ZBA meeting for Turnpike Village and asked J. Hollows to send him an e-mail reminder.

IV. CORRESPONDENCE:

The following correspondence was received and noted by the Board.

4.1 Mass Smart Growth Technical Assistance Grants for Fiscal 2007

4.2 Notices from other towns

V. ADJOURNMENT:

At 8:55 p.m. N. Thalheimer motioned to adjourn the meeting. J. Coughlin seconded and the vote was unanimous.

(Transcribed from notes)

Respectfully Submitted by

Jeanne Hollows
Planning Board Administrative Assistant



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Meeting Agenda

June 12, 2006 7:00 p.m.

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I. PRELIMINARIES:

- 1.1 Call the meeting to order
- 1.2 Roll call
- 1.3 Additions or deletions to agenda

II. APPOINTMENTS:

- 2.1 7:05 p.m. Land Use Coordinator, Kathy Araujo to discuss Cell Tower By-law/Permits

III. WORKSESSION:

- 3.1 Brick Steamer Draft Decision: Vote on Findings & Conditions – Finalize
 - 3.1.1 Revised Drawings of Building
 - 3.1.2 Written Waiver Requests
- 3.2 Signatures on Sexual Harassment Policy
- 3.3 Village at Patriot Common: copy of Conservation NOI Filing - for planned 18-lot OSPD
- 3.4 Turnpike Village Proposed 40B - Opening ZBA Public Hearing – June 14th, 7:30 p.m.
Planning Board Representation?

IV. CORRESPONDENCE:

- 4.1 Mass Smart Growth Technical Assistance Grants for Fiscal 2007
- 4.2 Notices from other towns

Next Meeting Date: Regular Meeting – Monday, July 10, 2006 at 7:00 p.m.