



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

Jeffrey R. Peduzzi, Chairman

Nicholas E. Thalheimer, Vice-Chairman

Louis C. Kiklis, Clerk

Stanley Vladyka, Member

Gerald B. Coughlin, Member

Meeting Agenda

December 18, 2006 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 June 5, 2006, June 12, 2006, Dec. 4, 2006 & Dec. 4, 2006 Executive Session Minutes.

II. APPOINTMENTS:

- 2.1 7:30 p.m. Michelle Dold – Zoning District Extension

III. WORKSESSION:

- 3.1 Request from ZBA for Board Member to attend Jan. 3, 2007 Meeting, 8:00 (?) p.m.
- 3.2 West Meadow Estates Decision of April, 2005 – Development / Open Space Status
- 3.3 Memo from Greg Barnes RE: Meeting to discuss LUC position
- 3.4 Copy of Personal Day note for - December 22, 2006
- 3.5 Memo from Zoning Enforcement Officer RE: Wind Farm – currently no provisions
- 3.6 Memo to Board of Registrars RE: Contact Info with Petition Form

IV. CORRESPONDENCE:

- 4.1 Response to U Mass from Don Massucco to Survey RE: Scenic Roads
- 4.2 DHCD Action Plan Drafts for FY 2007 Notice
- 4.3 NRWA Fall 2006 Publication
- 4.4 Directions Fall 2006 Publication
- 4.5 Mass Historical Commission – Mass Preservation Projects grant program
- 4.6 Christmas Cards
- 4.7 Notices from Townsend/Other Towns

Next Meeting Date: Regular Meeting – Monday, January 8, 2007 at 7:00 p.m.



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

RECEIVED
JAN 17 2007
TOWN OF TOWNSEND
TOWN CLERK

Jeffrey R. Peduzzi, Chairman

Louis C. Kiklis, Clerk

Nicholas E. Thalheimer, Vice-Chairman

Gerald B. Coughlin, Member

Stanley Vladyka, Member

Meeting Minutes
December 18, 2006 7:00 p.m.
Townsend Memorial Hall,
BOS Chambers
272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

1.1 Call the meeting to order – The meeting was called to order at 7:08 p.m.

1.2 Roll call - Present were Chairman, Jeff Peduzzi, Clerk, Louis Kiklis, Member, Stanley Vladyka, and Administrative Assistant, Jeanne Hollows. Vice-Chairman, Nicholas Thalheimer arrived at 7:20 p.m. and member, Jed Coughlin was absent.

1.3 Additions or deletions to agenda – None.

1.4 Acceptance of Minutes – S. Vladyka motioned to accept the Minutes of June 5, 2006, June 12, 2006 and Dec. 4, 2006. L. Kiklis seconded and all three members present voted in favor. S. Vladyka motioned to approve and hold the Dec. 4, 2006 Executive Session Minutes. L. Kiklis seconded and the vote was unanimous.

II. APPOINTMENTS:

2.1 7:30 p.m. Michelle Dold – Zoning District Extension –Residents, Michele and Francis Dold explained that they own property in a “residential” district, adjacent to a Downtown Commercial District (DCD) on Main Street. They would like to extend the (DCD) to include their property and some additional abutting lots, encompassing 225 to 199 Main Street. S. Vladyka stated that the Board of Selectmen had voted to authorize an Ad Hoc Committee to review and recommend District Zoning changes on a town-wide basis, however the committee had not yet been formed. J. Hollows stated she had an appointment set up with Town Administrator, Greg Barnes, to help draft a memo requesting that the Board of Assessors, Planning Board, Conservation and ZBA designate a representative for the committee and to post a notice for an “at large” member. Stan added that he would plan to hold two public meetings, one for the whole town and another for those abutters who be directly affected by any proposed changes.

A discussion ensued. F. Dold stated he is a small business owner, and would like to work with the Town to see positive changes to the area. He stated they would be committed to see that any new structures on their property would retain the New England village architectural character of the abutting historic district. He brought out the following points: the town needs more commercial business to generate tax revenue; kids need jobs; the downtown area should be cleaned up; he has noticed some positive changes in the neighborhood and if they upgrade the look of their property, it may create a chain reaction for other business owners. Some ideas he mentioned were a restaurant, a flower shop, or an atrium. L. Kiklis voiced support to the proponents for a zoning change in their area and suggested

Page 2

using gentle persuasion when dealing with the Town. J. Peduzzi stated the committee would look at individual needs versus the needs of a whole neighborhood, and take into consideration one of the goals of the Master Plan to improve the business environment without destroying the quality of life. He added that if the work of the committee is not progressing within the proponent's time frame, they could submit a petition in time for the Annual Town Meeting. It was suggested that F. Dold may be interested in serving on the Zoning Change Ad Hoc Committee as a "member at large." He agreed he would fill out a Volunteer Response Form.

III. WORKSESSION:

3.1 Request from ZBA for Board Member to attend Jan. 3, 2007 Meeting - Following a brief discussion, J. Peduzzi volunteered to meet with the Zoning Board to participate in a Work Session discussion on Turnpike Village, in response to the Referral Notice letter submitted to them by the Planning Board.

3.2 West Meadow Estates Decision of April, 2005 – Development / Open Space Status – The Board reviewed a copy of a letter sent by Atty. Justin McCarthy on behalf of developer, Richard Waterhouse, to abutters Fred & Carolyn Sellers. The letter outlined an agreement for the developer to complete some additional work requested by the abutters. J. Hollows explained that the abutters are requesting work on their property as a condition to sign a Release of Easement in one location and acceptance of an easement in another location. The Board stated it was unfortunate that the Decision had put the developer into this type of situation, and stated that this was never their intention. J. Peduzzi asked J. Hollows to call Mr. Waterhouse to see if he was okay with what had been agreed to.

3.3 Memo from Greg Barnes RE: Meeting to discuss LUC position- The Board reviewed a memo from Town Administrator, Greg Barnes, stating he would set up a meeting within the next two weeks and invite representatives from Land Use Boards, including the Board of Assessor's, Board of Health and Building Department to discuss the Land Use Coordinator Position. J. Peduzzi asked J. Hollows to put together a list of tasks that have been done by the Land Use Coordinator that were specifically in support of the Planning Board Office, and also provide a copy to S. Vladyka, as they would both plan to attend the meeting.

3.4 Copy of Personal Day note for - December 22, 2006 – Received and noted with approval.

3.5 Memo from Zoning Enforcement Officer RE: Wind Farm – The Board reviewed a memo from Rich Hanks, stating that he had some recent inquiries about the possibility of building a wind farm in Town to generate electricity. He stated that the Town has no by-laws or provisions to address this use, and suggested that the Board research this matter to determine if they would establish a bylaw prior to the Town receiving an application for such a project.

3.6 Memo to Board of Registrars RE: Contact Info with Petition Form – The Board reviewed a draft letter to the Board of Registrars asking that they add an inquiry for contact information to the form, or on a separate form so that a proponent of a Petition can be contacted in the event of a problem. The Board approved the letter, and J. Peduzzi signed it.

IV. CORRESPONDENCE:

The following correspondence was received and noted by the Board.

4.1 Response to U Mass from Don Massucco to Survey RE: Scenic Roads

4.2 DHCD Action Plan Drafts for FY 2007 Notice

Page 3

4.4 Directions Fall 2006 Publication

4.5 Mass Historical Commission – Mass Preservation Projects grant program – J. Peduzzi asked J. Hollows to forward this notice to the Historical Commission.

4.6 Christmas Cards Received - Noted

4.7 Notices from Townsend/Other Towns – Noted.

V. ADJOURNMENT

At 8:25 p.m. S. Vladyka motioned to adjourn the meeting. N. Thalheimer seconded. The motion carried by unanimous vote.

(Transcribed from notes)

Respectfully Submitted by

Jeanne Hollows
Planning Board Administrative Assistant