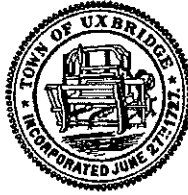


James Smith, Chair
Barry Desruisseaux, Vice Chair/Clerk
Joseph Leonardo, Member
Justin Piccirillo, Member
Eli Laverdiere, Member
Barry Hauck, Alternate Member



Received by
Uxbridge
Town Clerk

Uxbridge Town Hall
21 South Main Street, Room 205
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

**PLANNING BOARD MEETING MINUTES
WEDNESDAY
April 25, 2018**

JUN 19 '18 AM 11:40

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, April 25, 2018, at 7:00 P.M.** in the **Board of Selectmen Meeting Room, 21 South Main Street, Uxbridge, MA.**

Present: Chair, James Smith; Vice Chair/Clerk, Barry Desruisseaux; Member Joseph Leonardo; Member, Justin Piccirillo; Member Eli Laverdiere; Also present: Administrative Assistant, Lynn Marchand

Absent: Alternate Member, Barry Hauck

I. CALL TO ORDER

It being approximately 7:00 p.m., the meeting being properly posted, duly called, and a quorum present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARINGS

Continued April 11, 2018; PH opened 12-6-17

1. **FY18-04 Special Permit-** The Owners of record, **Newell Road Associates/James D. Schwartz, Uxbridge Realty Dev Tr/George Kurzon, and Blackstone Trust/Joel Kurzon,** and the Applicant, **ForeFront Power, LLC,** are seeking a **Special Permit** to install a four (4) MW AC PV solar electricity generating project. Property is located at **0 Depot St., 0 South Main St., & 25 Newell Rd., Uxbridge, MA.** The property is shown on the Town of Uxbridge Assessor's Maps 25, Parcels 2065, 4434. The title to said land is recorded in the Worcester District Registry of Deeds Books 16649 & 14490, Pages 142 & 163; Property is located in an Industrial Zone, Groundwater Protection Overlay District, and Agricultural Zone.

a. Continued to the May 9, 2018 meeting per the applicant's request

**see MOTION after Public Hearing #4.*

Continued from April 11, 2018, PH opened on 2/28/18

2. **FY18-08, Special Permit/Retreat Lot –** The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee,** is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 3073. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 11). Property is located in an Agricultural zoning district.

a. Continued to the May 9, 2018 meeting per the applicant's request

**see MOTION after Public Hearing #4.*

Continued from April 11, 2018, PH opened on 2/28/18

3. **FY18-09, Special Permit/Retreat Lot –** The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee,** is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1485. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 9). Property is located in an Agricultural zoning district.

a. Continued to the May 9, 2018 meeting per the applicant's request

**see MOTION after Public Hearing #4.*



PLANNING BOARD MEETING MINUTES April 25, 2018 continued

Continued from April 11, 2018, PH opened on 2/28/18

4. **FY18-10, Special Permit/Retreat Lot** – The applicant/owner of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee**, is seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **Eber Taft Rd. & Pond St.** The property is shown on the Town of Uxbridge Assessor's Map 33, A.P.O. Parcel 1541. The title to said land is recorded in the Worcester District Registry of Deeds Books 35868 & 34773, Pages 250 & 252 and Pages 7 & 9 (proposed Lot 1). Property is located in an Agricultural zoning district.
- a. Continued to the May 9, 2018 meeting per the applicant's request

***MOTION I: to continue the public items 1, 2, 3, & 4 to May 9th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.**

Continued from April 11, 2018, PH opened on 4/11/18

5. **FY18-12 Special Permit Application/Solar** - The Owner of record, **Mr. Richard Hurteau** and the Applicant, **ZPT Energy Solutions, LLC/Ernest Mello**, are seeking a **Special Permit Modification** to construct a ground mounted 3.0MW (AC) photovoltaic solar array, associated equipment, an access driveway, fencing, and stormwater management system. Property is located at **Quaker Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 051, Parcel 2341. The title to said land is recorded in the Worcester District Registry of Deeds Book 17112, Page 323; Property is located in an agricultural zone.
- a. Fire Chief's comments (#'s 1, 2, 3, & meeting notes)
b. 04-16-18 Reply to Graves Review & revised stormwater
c. Zoning Opinion

Representing the applicant, Mr. Ernie Mello of Zero Point Development addressed the Board. The presentation was made and discussion had regarding whether or not it was a buildable lot, the legal counsel letter from Attorney George Kiritsy, frontage requirements of where the structures will be located, the 365' of frontage in Millville, and permissions needed from Millville for access. The Board requested that Town Counsel provide an opinion as to whether the properties have to be combined via ANR, whether permission from Millville is needed due to access and frontage being solely in Millville, and are the solar related structures considered structures and are they bound by the same laws/bylaws as a building. Mr. Mello stated they were going to file for a Special Permit (Millville) for the permitted access/driveways/easements. He stated he had spoken with the Town Administrator.

MOTION I: to continue the public hearing to May 9th made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

6. **FY18-14 Preliminary Subdivision Application** - The Owners of record, **Uxbridge Woods Realty Trust/Mark Foss, Trustee and Harris Avenue Realty Trust/Mark Foss, Trustee and Applicant of record, Campanelli Development, LLC** are seeking a **Preliminary Subdivision Approval** to construction a 2,800 foot dead end subdivision roadway that will service four development lots, on the approximate 178 acre site, to be utilized for warehouse and distribution development with no sidewalks proposed. Property is located on **612 & 626 Douglas Street (Route 16) and 600 High Street, Uxbridge MA**. The property is shown on the Town of Uxbridge Assessor's Map 28, Parcels 3589 & 1746 and Map 33, Parcel 0342. The titles to said land are recorded in the Worcester Registry of Deeds Book 18685 Page 269 and Book 43078 Page 258; Property is located in the Industrial Zone.

Mr. David Kelly, of Kelly Engineering group, introduced the following speakers: Rob DiMarco, Russ Dion, Molly Kelly, David Mackwell and Attorney Frank Maranelli. Mr. Kelly stated that State Law requires the filing of a preliminary subdivision application for any non-residential subdivision. The property was described as an approximately 180 acres of land "essentially" at the intersection of Douglas St. and the on-ramp of Route 146. He described the proposed construction of the subdivision roadway. Mr. Kelly stated there was the old right-of-way on High Street, which may or may not have been abandoned by the Town and that there was a Warrant Article for the Town to formally abandon



PLANNING BOARD MEETING MINUTES April 25, 2018 continued

that section of the roadway. Mr. Kelly reviewed the details of the 5 requested waivers and the purposes for each. He outlined their future plans to file for a definitive subdivision and a special permit for the major non-residential project; a business –Medline, a proposed 8000 square foot facility on Lot 4 for warehouse and distribution purposes.

The Board asked questions regarding the roadway. Mr. Kelly provided details of the layout of the roadway, access, transition island, curbing; Mr. Desruisseaux suggested alternatives due to plowing and maintenance issues. Mr. Kelly said they would look at the design and also consult with DPW. It was stated the property would be serviced by Town Water/Sewer & natural gas. Mr. Kelly also stated they intend to extend the sewer from the property to the existing line around Taft Hill. They are leaving their options open for water, currently looking at a cistern/tank for fire suppression purposes.

The Chair asked for comments from the public. One resident from 621 Douglas St, across from the proposed development, asked where the driveways would be located and expressed concerns regarding traffic, safety, and the visual impact of the project. The engineer offered to speak with her regarding her concerns. Another resident asked about the pavement and building, expressing concern regarding stormwater runoff. Mr. Kelly stated there would be a stormwater management plan provided with the Definitive Subdivision application. He gave an overview of the management plan.

MOTION I: to close the public hearing made by Mr. Piccirillo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

A brief discussion was had regarding the minor comments from Graves Engineering's review. The Board felt they would be addressed when the applicant submitted the Definitive Subdivision application.

MOTION II: to approve the Preliminary Subdivision Plan for Campanelli Business Park made by Mr. Piccirillo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

7. **Public Hearing to review and vote recommendations, for the Spring Annual Town Meeting Warrant of May 8, 2018, on the following warrant articles/citizen's petitions:**
A copy of the full text is available in the Town Clerk's office.

The Chairman opened the public hearing.

ARTICLE 16: HIGH STREET DISCONTINUATION

To see if the town will vote to discontinue a portion of High Street, pursuant to M.G.L. Chapter 82, Section 21

SPONSOR: Board of Selectmen

The Town Meeting voted circa 1961 but no record was found/was never recorded. Flooding issues in Town Hall may have destroyed records. According to the Registry of Deeds, no record was found. There is no determination that the Town owns the road. Mr. Piccirillo stated there would be a slight change to the language of Article, that would be made at Town Meeting, stating that any deed, if one exists, be released.

No members of the public wished to speak to the article

MOTION I: to close the public hearing made by Mr. Piccirillo Motion seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: to recommend favorable action on Article 16 High Street discontinuation made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

The Chairman opened the public hearing.

ARTICLE 17: AMEND THE ZONING BYLAWS FOR MARIJUANA ESTABLISHMENTS AND MEDICAL MARIJUANA TREATMENT CENTERS



PLANNING BOARD MEETING MINUTES

April 25, 2018 continued

To see if the Town will vote to accept Items 1 through 5, inclusive; creating an Industrial-A zone and an Industrial-B zone as shown in the exhibited map.

SPONSOR: Board of Selectmen

Mr. Piccirillo reviewed the 5 items within the Article. No one from the public spoke to the Article.

MOTION I: to close the public hearing made by Mr. Desruisseaux for Article 17. Motion seconded by Mr. Piccirillo. Motion carried 5-0-0.

MOTION II: to recommend favorable action to Article 17 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

The Chairman opened the public hearing

ARTICLE 24: GRANT OF EASEMENT

To see if the Town will vote to authorize the Board of Selectmen to grant an easement to the Massachusetts Electric Company as follows: or take any action thereto.

SPONSOR: DPW Director

Mr. Piccirillo reviewed what the Article was for and stated the PB did not really need to review it. No one from the public spoke to the Article.

No recommendation. Not a zoning or Planning Board issue.

MOTION I: to close the public hearing made by Mr. Desruisseaux for Article 24. Motion seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: Motion of no recommendation made by Mr. Desruisseaux. Motion was seconded by Piccirillo. Motion carried 5-0-0.

The Chairman opened the public hearing.

ARTICLE 26: ZONING BYLAW§400-32, RETREAT LOTS

To see if the Town will vote to amend Zoning Bylaws in §400-32, Retreat Lots, I by deleting the following subsection:

E. Said lot shall not be contiguous with any other lot which has been granted a special permit pursuant to this section.

and replacing it with the following:

E. Said lot shall be no closer than 250 ft. to any other lot granted a special permit pursuant to this section. Such distance specified shall measure by straight line of the nearest boundaries between the lots proposed or otherwise previously granted under these bylaws.

SPONSOR: Planning Board

Discussion was had regarding the language of the proposed Bylaw amendment. Upon review and further discussion, Board was not satisfied that the language would prevent the proposed amended Bylaw from being misused/used for reasons other than the intent of the bylaw.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion seconded by Mr. Piccirillo. Motion carried 5-0-0.

MOTION II: to pass over the Article made by Mr. Leonardo. Motion was seconded by Mr. Desruisseaux. Motion carried 5-0-0.

The Chairman opened the public hearing.

The Chair opened the public hearing.

ARTICLE 27: AMEND THE TABLE OF USE RELATIVE TO WAREHOUSE & DISTRIBUTION IN THE INDUSTRIAL ZONE(S)



PLANNING BOARD MEETING MINUTES April 25, 2018 continued

To see if the Town will vote to amend Zoning Bylaws in Appendix A, Table of Use Regulations, under E. Industrial Uses by adding the following row:

DISTRICTS

USE	R-A	R-B	R-C	A	B	I
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E. Industrial Uses

Warehouse and/or distribution				N	N	N	N	N	Y
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or if in the event of an earlier vote of the Town Meeting which splits the Industrial Zone, by adding the following row:

DISTRICTS

USE	R-A	R-B	R-C	A	B	I-A	I-B
-----	-----	-----	-----	---	---	-----	-----

E. Industrial Uses

Warehouse and/or distribution				N	N	N	N	N	Y	Y
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SPONSOR: Planning Board

Discussion was had regarding the reasons for the amendment; bank/lending requirements, allowed by-right use, not specifically listed previously in the Table of Uses.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion seconded by Mr. Piccirillo. Motion carried 5-0-0.

MOTION II: to recommend favorable action made by Mr. Desruisseaux. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

The Chairman opened the public hearing.

ARTICLE 28: PROPOSED ARTICLE: ZONING BYLAW AMENDMENT ARTICLE X DEFINITIONS & APPENDIX A, TABLE OF USE REGULATIONS

To see if the Town will vote to amend Article X, Definitions by adding the following new definitions:

Renewable or Alternative Energy Manufacturing Facilities:

Renewable or Alternative Energy Research and Development Facilities:

Renewable Energy:

amending Appendix A, Table of Use Regulations by adding the following under Section E, Industrial Uses:

DISTRICTS

USE	R-A	R-B	R-C	A	B	I
-----	-----	-----	-----	---	---	---

E. Industrial Uses

Renewable or Alternative Energy Research and Development Facilities						
N N N N N Y						

Renewable or Alternative Energy Manufacturing Facilities						
N N N N N Y						

, or if in the event of an earlier vote of the Town Meeting which splits the Industrial Zone, by adding the following rows:

DISTRICTS

USE	R-A	R-B	R-C	A	B	I-A	I-B
-----	-----	-----	-----	---	---	-----	-----

E. Industrial Uses

Renewable or Alternative Energy Research and Development Facilities

N N N N N Y Y

Renewable or Alternative Energy Manufacturing Facilities

N N N N N Y Y

SPONSOR: Planning Board



PLANNING BOARD MEETING MINUTES
April 25, 2018 continued

Mr. Smith stated the bylaw was part of Uxbridge trying to become a Green Community in creating allowed-by-right uses for green uses and will allow Uxbridge to be eligible for State grants. Mr. Piccirillo provided comments made by the BOS. No members of the public spoke to the Article.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: to recommend favorable action on Article 28 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

The Chairman opened the public hearing.

ARTICLE 29: AMENDMENT TO THE ZONING BYLAWS ARTICLE 9 §400-50H

To see if the Town will vote to amend the Zoning Bylaws Article 9 §400-50H to reflect the change, in MGL Chapter 40 §9, Or take any action relative thereto.

H. Lapse

Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 3 years following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, §17, from the grant thereof) with the Town Clerk.

SPONSOR: Planning Board

Mr. Smith explained that the State changed State Law from 2 years to 3 years to start construction and the change to the Bylaw would go along with what the State had done.

MOTION I: to close the public hearing on Article 29 made by Mr. Desruisseaux. Motion seconded by Mr. Piccirillo. Motion carried 5-0-0.

MOTION II: to recommend favorable action on Article 29 made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

The Chairman opened the public hearing.

ARTICLE 30: ACCEPTANCE OF STRETCH CODE

To see if the Town will vote to enact Chapter 337 of the Town of Uxbridge General Bylaws, entitled "Stretch Energy Code" for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, the Stretch Energy Code, including future editions, amendments or modifications thereto, with an effective date of July 1, 2018 a copy of which is on file with the Town Clerk, or take any other action relative thereto.

SPONSORS: Planning Board & Board of Health

The Chair stated it was another action the Town is trying to do to become a Green Community and apply for grant money. No members of the public spoke to the Article.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: to recommend favorable action on Article 30 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

The Chairman opened the public hearing.

ARTICLE 32: AMENDMENT TO UXBRIDGE HISTORICAL DISTRICT BYLAW

To see if the Town will vote to amend its General Bylaws, Chapter 218, Section 12 (Uxbridge Local Historic Bylaw), by adding Appendix 2 to Section 12 Map and the specific boundaries are shown in colored ink based on the Assessor's Map, or take any other action related thereto.

SPONSOR: Uxbridge Historic District Commission



PLANNING BOARD MEETING MINUTES April 25, 2018 continued

The Planning Board discussed grants, helping downtown Uxbridge, 2 parking lots, and issues with infringing on property owners rights. The hearing was open to the public. No one wished to speak to the Article and no members of the H.D.C. were present.

MOTION I: to close the public on Article 32 hearing made by Mr. Desruisseaux. Motion seconded by Mr. Laverdiere. Motion carried 5-0-0.

MOTION II: to recommend unfavorable action on Article 32 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 3-0-2. Mr. Leonardo and Mr. Piccirillo abstained.

Mr. Smith recused himself.

The (acting) Chairman opened the public hearing.

ARTICLE 33: CITIZEN'S PETITION - ACCEPT BENTLEY DRIVE AND KIERONSKI COURT AS A PUBLIC WAY

To see if the Town will vote to accept as a public way the street known as Bentley Drive and Kieronski Court as laid out by the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, easements, and appurtenant rights in and for said way for the purpose for which public ways are used in the Town; or take any action relating thereto.

SPONSOR: Citizen's Petition

Discussion was had regarding the drainage and the letter from DPW stating it had done well through the winter.

MOTION I: to close the public hearing on Bentley Drive & Kieronski made by Mr. Leonardo. Motion seconded by Mr. Piccirillo. Motion carried 4-0-0.

MOTION II: to recommend favorable action for Bentley Drive and Kieronski Court made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 4-0-0.

The (acting) Chairman opened the public hearing.

ARTICLE 34: CITIZEN'S PETITION - AMEND QUAKER HIGHWAY ZONING MAP

We, the undersigned, are qualified voters of the Town of Uxbridge, and in accordance with the provisions of law, request that the following matters be placed on the Warrant for the Spring 2018 session of the annual town meeting.

To see if the Town will vote to amend the zoning map incorporated into its zoning by-laws by extending Industrial zone on #762 Quaker Highway, Map 51 Parcel 126 to its southerly boundary with the Commonwealth of Massachusetts approximately 2.55 acres of said parcel to remain zoned Agricultural as shown on the attached plan entitled "Plan of Proposed Zoning change for #762 Quaker Highway, Uxbridge, Mass, owned by Duane and Monique Schnorr" dated January 29, 2018, or take any other action relating thereto.

SPONSOR: Citizen's Petition

Norm Gamache, representing David O'Keefe who has a lease on the property. He described the property as having 3 different zones. He described the requested rezoning in order to increase the use of the property. No members of the public wished to speak to the Article.

MOTION I: to close the public hearing made by Mr. Leonardo. Motion seconded by Mr. Piccirillo. Motion carried 4-0-0.

MOTION II: to recommend favorable action made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

Continued from April 11, 2018; Mr. Smith returned to the meeting.

8. **Subdivision Rules & Regulations** –In accordance with Massachusetts General Law (MGL) Chapter 41 Section 81Q, the Planning Board is seeking to improve subdivision guidelines by amending the Subdivision Rules and Regulations in order to assure conformance with the requirements of public



PLANNING BOARD MEETING MINUTES April 25, 2018 continued

health, safety, and welfare and to advance the sound development of the Town in accordance with MGL Chapter 41 Section 81M.

The Board reviewed the most recent revisions. No members of the public wished to speak to the revisions.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

IV. BUSINESS

PH opened 3/22/17; PH closed 6/14/17

Mr. Laverdiere recused himself.

1. **FY17-22 Definitive Subdivision Modification Application** - The Applicant **Eli Laverdiere & Owners Paul & Kathleen Laverdiere**, are seeking approval for a proposed subdivision on a plan entitled Road Acceptance Plan dated August 11, 2015. Property is located on **15, 16 & 19 Storey Lane**. The property is shown on the Town of Uxbridge Assessor's Map 11, Parcels 1083, 1825, 1818. The title to said land is recorded in the Worcester District Registry of Deeds Book 38887 Pages 369, 367, & 371; Property is located in an Agriculture Zone.
 - a. Surety
 - b. Revised Decision draft

The Board reviewed the Decision draft and bond.

MOTION 1: to endorse the draft Decision for the Definitive Subdivision Modification, Storey Lane made by Mr. Piccirillo. Motion was seconded by Mr. Desruisseaux. Motion carried 3-0-1. Mr. Smith abstained.

Mr. Desruisseaux asked to see the revisions within the body of the Subdivision Rules & Regulations before voting on it to allow any other last minute corrections or changes.

Mr. Laverdiere returned to the meeting.

PH closed on 4/11/18

2. **FY18-13 Special Permit Application/Retreat Lot** - The Owner/Applicant of record, **Great River Investment Group, Inc./Ron Medeiros** is seeking a **Special Permit** to construct a single-family dwelling pursuant to UZBL §400-32, **Retreat Lots**. Property is located at **680 Hartford Ave E., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 008, A.P.O. 2258 & 2184. The title to said land is recorded in the Worcester District Registry of Deeds Book 58391, Page 203; Property is located in Resident C zone.
 - a. Decision draft

The Board reviewed the decision draft.

MOTION I: to endorse the Decision for the Special Permit for a Retreat Lot for 680 Hartford Ave. East made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

3. **Designate Planning Board Member(s) to speak at Town Meeting**
 - a. BOH agent request to coordinate Green Community warrant article presentationsMr. Smith volunteered to provide the recommendations of the Planning Board and speak to the Planning Board sponsored Articles at the 2018 Spring Annual Town Meeting. Mr. Desruisseaux volunteered to be the back-up person.
4. **Discussion regarding two Planning Board members needed to serve on the Economic Development Coordinator & Planner Committee, per the Town Manager's request.**



PLANNING BOARD MEETING MINUTES April 25, 2018 continued

Discussion was had regarding the grant opportunities being missed due to not having a person to seek out/apply for grant opportunities from the State. Mr. Piccirillo stated it would be a wise investment. Discussion was had regarding a Planner that was compensated on a results drive scale. Also discussed were what they were looking for: someone with persuasive community outreach and people skills, grant writing abilities, business oriented person. Mr. Smith and Mr. Desruisseaux volunteered to serve on the Economic Development Coordinator & Planner (search) Committee.

V. MINUTES/MAIL/INVOICES

1. 02/28/18 Meeting Minutes –**passed over**
2. 03/28/18 Meeting Minutes
MOTION I: to approve the Minutes of 3/28/18 made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.
3. 04/11/18 Meeting Minutes
MOTION I: to approve the Minutes of 4/11/18 made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.
4. Invoices (over \$600) –The Planning Board Chair signed multiple invoices.

VI. ANY OTHER BUSINESS, which may lawfully come before the Board.

The Board stated they would like to have a joint meeting with the Zoning Board of Appeals on June 6th at 6pm to discuss the CMRPC Zoning Diagnostic.

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, May 9, 2018. (**note that the May 9th Meeting was never posted per directive from the Planning Board Chairman as there was a potential conflict with the May 8th Town Meeting which could overlap into a second day. In order to avoid a last minute cancellation, the Chair directed that the May 9th not be posted. All public hearings and agenda items were heard at the May 23rd meeting*)

MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Laverdiere. Motion carried 5-0-0.

The Meeting was adjourned at approximately 9:00 p.m.

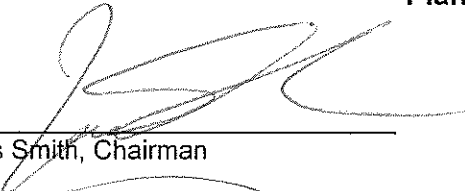
Respectfully submitted,

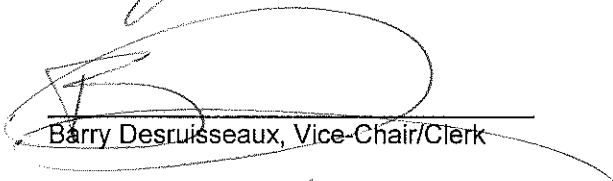
Lynn Marchand
Land Use Administrative Assistant




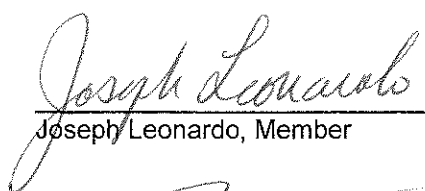
PLANNING BOARD MEETING MINUTES
April 25, 2018 continued

Planning Board Signatures


James Smith, Chairman


Barry Desruisseaux, Vice-Chair/Clerk


Eli Laverdiere


Joseph Leonardo, Member


Justin Piccirillo, Member

Absent

Barry Hauck, Alternate Member

6/13/2018

Date