



*Office of the
The Planning Board*
272 Main St., Townsend, MA. 01469

Chairman: Lance J. McNally

Vice Chairman, Edwin H. Howard, II
Clerk, Laura E. Shiffrin
General Member: Christopher Nocella
General Member: Kathy Araujo
Associate Member: Jerrilyn T. Bozicas

DRAFT MINUTES: NOVEMBER 27, 2017

Minutes of the Monday, November 27, 2017 Meeting
Selectmen's Chambers, Memorial Hall
272 Main Street, Townsend, MA. 01469

I. PRELIMINARIES:

1.1 Chairman McNally called to order at 6:32 p.m.

1.2 Roll Call: Lance McNally, Laura Shiffrin, Christopher Nocella, Kathy Araujo and Jerrilyn Bozicas
Associate member (non voting this evening)

Edwin H. Howard, II was absent with notice.

1.3 The Chair announced that 3.5 Mandatory referrals there were none, 3.5.1 Stan Dillis and
3.5.2 reaffirm vote of 2 warrants articles

1.4 Motion made, seconded and unanimously voted to approve the minutes of November 27, 2017

II. APPOINTMENTS:

2.1 The Public Hearing Continuation was opened at 6:40 P.M. Chairman McNally asked for a roll call. Article II, 175-13, and Zoning Bylaw 149-39 for an application by Denis Martino and William Martino for an amendment to the 2009 Village act Patriot Common Open Space Subdivision Plan Decision as amended in 2013. The applicants wish to move the driveway shown for 7 Trophy Ave., Assessor's Map 42, Block 6 Lot 0, from Trophy Ave to Proctor Rd. To RECAP: Engineer for the applicants gave a presentation of the changes made per Peer Engineer, Jeff Rider's summary of flaws that he found in the submitted design. It was noted that although "hard copies were mailed to board they had not been received by the board" prior to this meeting. Questions were asked regarding the drainage being the main concern. Lance refers to emails from past Highway Superintendent regarding this application.

Two residents spoke in favor of the the applicants. One lives at 8 Proctor Rd and the other on Meadow Rd.

It was Moved, seconded and unanimously approved that the Peer Engineer review the changes made to make sure they meet all requirements and report back to the Planning Board.

It was further required that the applicants place \$1200.00 in "fund" to cover the cost of further peer review.



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Minutes Continued: November 27, 2017

Continued

Public Hearing Continues:

Attorney for the applicant queried the board regarding any further concerns and if this was the only question the board had. Several board members expressed concern over the question being posed at this time to the board.

After the discussion, the board agreed to continue the hearing to Monday, December 18, 2017 and further agreed to only have this matter on the agenda.

Motion was made, seconded and unanimously approve the payment of \$1194.62 ? to JRS Civil Engineering, Peer Review Engineer.

Motion made, seconded and unanimously approve to close public hearing at 7:42 p.m.

III. WORKSESSION:

3.1 Master Plan update: Lance gave report of the Finance Committee meeting where the \$8,000 was approved for the Conway school plus expenses. Conway Rep has sent an email with asking us for a bit of direction of which way we wish to proceed. After discussion by the board the task given to board member for recommendation

3.2 Library Catch Basin Update: Building Inspector Rich Hanks attended the meeting to discuss his findings (which he presented in writing). It was agreed that he would contact the appropriate parties and get an "as built" of what is now there so that the Town Hall has public record of the action taken.

3.3 Planning Administrator Process: The Chair reported that we have received a decent amount of applications and many good candidates. A screening process will take place and the Chair will post a meeting for Monday, December 4, 2017 at 6:00 p.m. for the Selectmen's Chambers.

3.4 Land Use Director/Planner Search: The Chair reported that he was told by the TA that the TA was going to interview and hire the LUC. It was strongly recommended that the Chair apprise the Selectmen of the previous process of the inclusion of all departments for input into the hiring of the LCU. This is an intricate part of the LUC and the departments working as a team.

3.5 No mandatory referrals

3.5.1 Stan Dillis: question regarding fees for OSPD—KA and LM to take this task

3.5.2 It was Moved Seconded and unanimously approved to reaffirm our support of the Warrant Article for the Moratorium Marijuana Facilities to be voted at Special Town Meeting 11-28-2017. (The Chair reported that the Medical Marijuana bylaw voted by the Town last year has been approved by the Attorney General's Office.)

CC: Kathy Spofford, Town Clerk



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Minutes November 27, 2017
Continued

3.5.2 It was Moved, seconded and unanimously approved to support the Finance Committee's Article which supports the funding of the Master Plan request for \$8,000.00

3.6 CONFIRM 2018 Meeting Dates: The following dates were presented however not voted.

Jan. 8 & 22	May 14	Sept. 10 & 24
Feb. 12 & 26	Jun. 11 & 25	Oct 22
Mar. 12 & 26	Jul. 9 & 23	Nov. 19
Apr. 9 & 23	Aug. 13 & 27	Dec. 10

IV. CORRESPONDENCE:

4.1 The Clerk read the notices from Groton and Lunenburg.

V. ADJOURNMENT:

Please note: Date for next meeting was changed as prepared for board.

Our next meeting is Monday, December 18, 2017 at 6:30 p.m.

It was moved, seconded and unanimously approved to adjourn our meeting at 8:25 p.m.

Attachments:

Attendance Sheet

7 Trophy Ave Exhibit List

23: Response Packet from Meisner Brem

23a NOI PLAN

23b MBC Response Letter - JSR

23c Drainage Narrative - Rev 1.pdf

23d Appendix A - HydroCAD Printouts

24 Email from JSR Civil Engineering incl cost to date and estimate to review revised plan from Meisner Brem

Letter from Building Inspector re 12 Dudley Rd

CC: Kathy Spofford, Town Clerk



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Minutes November 27, 2017
Continued

Attachments:

Notice from Town Clerk Kathy Spofford stating Attorney General Approval of our Warrant Article
Letter JRS Civil Engineering

CC: Kathy Spofford, Town Clerk