



Planning Board Meeting Minutes

2/11/2019 - Minutes

1. Call To Order

Mr. McHugh called the meeting to order at 7:00PM

2. Acceptance Of Minutes

a. 1/28/19

Mr. Patenaude motions to accept the minutes from 1/28/19 as written. Mr. Lonergan seconds. All in favor.

3. Plan Endorsement

a. ANR - 23 Maple Street

Mr. John Lindermuth, owner of property, submitted a Form A, application for approval not required (ANR,) for property located at 23 Maple Street subdividing the single parcel into two lots. Both lots will be in full compliance with zoning by-law, the Board went through the ANR checklist and all items were identified and confirmed. Mr. Ken Kalinowski, Town Engineer, has requested that the Board make a note in the file that a sewer easement be created and recorded for the benefit of the bungalow lot, while this will not likely be problematic in the near future with both properties likely staying in the family, if either or both lots ever change hands to new owners, there could be issues of access or maintenance regarding the low pressure sewer system that services all three structures spread over the two lots, Ms. Montesanti will add this note to file.

Mr. Patenaude motions to approve the ANR for 23 Maple Street, Mr. Lonergan seconds. All in favor.

4. Appointments

5. Action Items

a. Dan Fallon - Appointment To EDAC

Mr. Walkovich motions to appoint Mr. Fallon to EDAC, Mr. Patenaude seconds. All in favor.

6. Reports/Correspondence/Discussion

a. Master Plan Update

Mr. Walkovich updated the Board that the Visioning Session held on February 7th addressed Open Space, Recreation, and Natural and Cultural Resource policies and that he was pleased with the session. The next regular Master Plan meeting is scheduled for February 21st, his goal is to try and work on two chapters every meeting and streamline the process and get caught up as they are still

several chapters behind the original timeline. Mr. Lonergan suggests members read comments prior to meetings and that Mr. Walkovich only entertain questions in response to feedback. Mr. Walkovich intends on addressing these items at the next meeting and thanks the Board for their continued support of the Master Plan Committee.

b. Recreational Marijuana Bylaw

Since the last meeting Ms. Montesanti has distributed the draft bylaw to other departments as well as town counsel for comments, she is providing the Board with comments from the Chief of Police and Board of Health, no other comments have been received. Ms. Davis will email town counsel and ask for his comments sooner rather than later, Ms. Montesanti has scheduled the public hearing for the draft bylaw for March 11, 2019 at 7pm at the Pepperell Senior Center.

7. Future Meeting

a. 3/4/19

Mr. Walkovich motions to adjourn meeting. Mr. Lonergan seconds. All in favor. Meeting adjourned at 7:28PM.

Respectfully submitted by Brynn Montesanti, Administrative Assistant to Planning Board.