



Planning Board
Meeting Minutes

Board Members

Rick McHugh, Chuck Walkovich, Al Patenaude, Paul Lonergan, Mike Dapcic

Staff

Brynn Montesanti, Administrative Assistant

Attendees

See attached attendance sheet

3/4/2019 - Minutes

1. Call To Order

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

2. Acceptance Of Minutes

a. 2/11/19

Mr. McHugh motions to accept the minutes as amended. Mr. Walkovich seconds. Mr. Dapcic abstains. All in favor.

3. Appointments

a. 7:05PM - Resident Inquiring About Solar Bylaw Draft

Mr. Dapcic explained that there is a draft solar zoning bylaw amendment in process however the first priority is to get the recreational marijuana zoning bylaw prepared and passed at annual town meeting in May. The solar zoning bylaw was going to be worked on next and if possible, given all the processes that is required with these types of things, then the Board will try and make this amendment for annual town meeting as well. Even if it gets to town meeting there isn't a guarantee that it will get passed. Mr. Dapcic continues and reminds the residents that the Board recognizes the need for the bylaw but at this time trying to push this through when it may not be ready could be detrimental to the bylaw.

Mr. Ratta addressed the Board and explained that the need for these zoning by-laws will help the farmers and owners of other larger parcels of land. The zoning would ensure the viability of these farms and create an opportunity for farms and landowners to generate additional income instead of the income draining situation they are currently in.

The Board decides to take a look at what Ms. Davis has drafted and determine if the timeline is possible, Mr. Dapcic will contact Mr. Ratta and give him an update.

4. Plan Endorsement

a. ANR - 10 Tucker Street

Mr. Conway, owner of property located at 10 Tucker Street, is dividing the Tucker Lot so that a portion of the existing Tucker Lot can be transferred to and merged with the dealership property. Variances were required and obtained from the Pepperell ZBA to allow for this division. The Board went through the ANR checklist and all items were identified and confirmed. Mr. Patenaude requested that it be made note that the residential lot (Parcel 6B) will not change zoning from residential to commercial by this merge. Mr. McHugh motions to endorse the ANR plan. Mr. Patenaude seconds. All in favor.

b. ANR - 87 Elm Street / 32-34 Shirley Street

Jack Visniewski from Cornerstone Land Consultants submitted the ANR on behalf of Michael and Donna Quintal, owners of the property located at 87 Elm Street. The Board went through the ANR checklist and all items were identified and confirmed. Currently there are three existing lots and this ANR will create a fourth lot. All lots will be in full compliance with zoning by-laws. Mr. McHugh motions to endorse the ANR plan. Mr. Lonergan seconds. All in favor.

5. Action Items

6. Reports/Correspondence/Discussion

a. Master Plan Update

Mr. Walkovich updates the Board that there was a meeting last week and that the MPC seems to be on target for November deadline and that they are continuing to make forward progress. Zoning did become a topic of discussion and Mr. Walkovich explained to the committee that it behooves them to move forward as the Master Plan is a necessity for zoning.

b. Recreational Marijuana Bylaw Draft

Ms. Montesanti reminds the Board that the public hearing for the Recreational Marijuana Bylaw Draft is scheduled for March 11, 2019 at 7PM at the Pepperell Senior Center. She has noticed it in the Nashoba Valley Voice as well on the website and Town Hall. At this time there has been no further comments from Departments however one resident that will not be able to attend the public hearing has submitted her comments in writing. The Board thanks Ms. Montesanti and Ms. Davis for their continued progress and efforts on this draft.

c. Solar Bylaw Draft Discussion

Ms. Montesanti distributed the draft zoning amendment to Board and it will be added to 3/18/19 agenda.

7. Future Meeting

a. 3/11/19 - Public Hearing - Recreational Marijuana Bylaw - 7PM - Pepperell Senior Center

b. 3/18/19

Mr. Walkovich motions to adjourn meeting. Mr. Lonergan seconds. All in favor. Meeting adjourned at 8:26PM.

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