



Planning Board
Meeting Minutes

Board Members

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

Staff

Lisa Davis, AICP; Brynn Montesanti, Administrative Assistant

Attendees

See attached attendance sheet

3/18/2019 - Minutes

1. Call To Order

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

2. Plan Endorsement

a. ANR - 70A Wheeler Road

Mr. Paul Joyce, owner of parcel located at 69A Wheeler Road, is dividing this parcel to donate Lot 2 (new parcel number 730-4) to the Town of Pepperell. The Board went through the ANR checklist and all items were identified and confirmed. Mr. Lonergan motions to endorse the ANR plan. Mr. Walkovich seconds. All in favor.

3. Appointments

a. Informal Discussion, 15 Canal Street

Mr. Bill Kennison and his attorney, Mr. Adam Costa, were present at the meeting to make an informal presentation to the Board in regards to a property located at 15 Canal Street that he potentially will acquire to settle a land court case. The Kennison's proposal is to convert and renovate the building at 15 Canal Street from its present, commercial use to a multifamily residence. Mr. Kennison believes it will be a far less intense use and less detrimental to the neighborhood than its current use. He also presented the Board with a proposed layout of the multifamily. Mr. Costa further explains to the Board that he is aware that a special permit from the ZBA will be necessary as well as a major site plan approval from the Planning Board. The Board thanks them both for coming in to speak with them and looks forward to seeing future plans and involvement on this project.

4. Action Items

a. Recreational Marijuana Zoning Bylaw Amendment - Draft

Ms. Montesanti inquires if the Board had a chance to think about the questions left open after the public hearing which included whether the Board wanted to change the distance from property line to

property line or building structure to building structure. Ms. Davis explains that it is more restrictive property line to property line and that by allowing the building structure to building structure it is less restrictive for an area like Lomar Park which is zoned industrial. Mr. McHugh recommends that we have a visual image available at Town Meeting to show where possible locations for retail and cultivation will be allowed, Ms. Montesanti will have this available.

The other question left open after public hearing is whether to allow cultivation in rural residential zoning which minimum acreage and establishing allowable tiers of cultivation in those districts. Mr. Andrew MacLean, Town Administrator, was present and encourages the Board in keeping uses by special permit in zones that you don't want to encourage but would possibly conceivably consider if circumstances were appropriate for that one particular project, he also suggested to the Board that if you don't allow it by special permit then an opportunity to may be missed. Ms. Campetti expresses that a bylaw like this should adequately protect things in Town that you don't want to change but should also be a jumping off point for development and stimulation, overall she wants to ensure that this bylaw, as written, is a good balance for those two things. She also inquires if there are minor things that can be shifted to make this balanceable? Mr. Lonergan points out that visually the red flag that he sees is that from a cultivating standpoint there isn't a lot of areas of opportunity for it. Ms. Davis suggests to Board to allow her to draft this zoning bylaw two different ways, one that allows Tier 1 Cultivation by special permit in rural residential and the other one that allows it only commercial and industrial, then Ms. Montesanti will send out to the Board for review and at the next meeting the Board can vote on which one they want to present at Town Meeting. Mr. Dapcic agrees that this would be the best way to move forward, present two different options and decide at next meeting after having some time to think about all the items discussed.

b. Solar Zoning Bylaw Amendment - Draft

The solar draft was drafted several months ago by Ms. Davis with insight from NMCOG's Rick Menard, Ms. Davis explains that this draft is the original one and does not reflect other department's inputs or recommendations. Ms. Davis recommends starting with the use table, the Board proposes a few suggestions to look into and possibly incorporate with use table and permitted uses. Ms. Davis explains that the complicating aspect is with medium and large scale ground mounted solar energy systems and establishing square footage of systems allowed without special permit that aren't overly restrictive. Mr. Patenaude offers input on the allowable square footage based on the average size of homes today, he recommends talking to the building inspector about this as well as the setbacks being established in the design and dimensional standards.

In further discussion the Board reviews the large scale mounted solar energy section and the requirement of a special permit from the Planning Board, Ms. Davis explains that the minimum contiguous acres of upland and the setbacks of large scale systems needs to be further vetted. She recommends to the Board to have Ms. Montesanti circulate to other departments and committees for review and comment.

The Board agrees to circulate and schedule public hearing in an effort to push for warrant article for Town Meeting.

5. Reports/Correspondence/Discussion

a. Mass Development Technical Assistance Grant Application

b. Reedy Meadows

Ms. Davis informs the Board about the Town of Groton and their plans to remediate flooding issues in the Reedy Meadow Groton portion of the project. She further explains that it is in the early stages with engineer recommendations under review and the Town of Groton will continue to update the Town of Pepperell as they move forward with possible solutions to this ongoing problem.

c. NMCOG

No update at this time.

d. Master Plan Committee

Next meeting will be Thursday, March 21, 2019. Mr. Walkovich will have an update for the Board at the next meeting.

6. Future Meeting

a. 4/1/19

Mr. Patenaude motions to adjourn meeting. Mr. Lonergan seconds. All in favor. Meeting adjourned at 9:47PM.