



Planning Board
Meeting Minutes

Board Members

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

Staff

Brynn Montesanti, Administrative Assistant

Attendees

See attached attendance sheet

4/29/2019 - Minutes

1. Call To Order

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

2. Acceptance Of Minutes

a. 3/18/19

Mr. Walkovich motions to accept the minutes as written. Mr. McHugh seconds. All in favor.

b. 4/1/19

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

3. Discussion And Vote If Necessary

a. 33-35 Hollis Street Special Permit Extension

Mr. Todd Drew, one of the owners of property located at 33-35 Hollis Street, was present at the meeting to ask for consideration of an extension to Special Permit SP2007-11 for an additional two years. Mr. Dapcic explains that in lieu of the fact that the permit has expired and the fact that this permit has been extended a number of times it is the recommendation of the Town Planning Consultant, Ms. Lisa Davis, that this request be denied. Ms. Davis further recommends that due to the fact the site plan and drainage study done for this special permit is 11 years old, that all of these items, upon re-application for this project, be updated to today's regulations and standards. Mr. McHugh makes a motion that the Board not make a recommendation of an extension on special permit for property located at 33-35 Hollis Street. Mr. Walkovich seconds. All in favor.

4. Plan Endorsement

a. ANR - 122 South Road

Mr. John Harrison, owner of parcel located at 122-124 South Road, is dividing this property into 2 lots, was granted a variance of 7 feet of frontage by the ZBA as well. The Board went through the ANR checklist and all items were identified and confirmed. Mr. McHugh motions to endorse the ANR plan. Mr. Walkovich seconds. All in favor.

b. ANR - 183 South Road

After reviewing the plan the Board has some questions in regards to access of lots as well as frontage, Mr. McHugh motions to table this ANR until the next meeting where an engineer or owner can explain the division of this property. Mr. Walkovich seconds. All in favor.

c. ANR - Re-Sign Mylar For 4 & 6 Nursery Road

The owner of this property had recently taken the mylar to the registry for recording and the registry stated it had past the allotted recording time, attorney for the owner is asking if the Board can re-sign the mylar. Ms. Montesanti provided the Board with the minutes from the original meeting where the ANR was signed and the Board is satisfied and will endorse the new mylar.

5. Reports/Correspondence/Discussion

a. Governor Baker's Zoning Bill

Mr. Walkovich shared this article with the Board, there was a brief discussion regarding this article. Mr. McHugh mentions that it fluctuates community to community, project to project, but he thinks that if this bill passed it would shift the constancy of zoning approval and could truly have a negative impact. The Board discusses that the integrity of a 2/3 vote needs to stay the same.

b. Master Plan Update

Mr. Walkovich informs the Board that the MPC is continuing to make forward progress, they had extended the approval of the Natural Resources portion of the Master Plan until the next meeting. Ms. Deb Fountain is leading the stakeholders of chapters and the circulation of drafts for comment and Mr. Walkovich would like to thank her for her continued assistance. The current estimated time of completion is September, hopefully a draft in the October / November time frame and then onto scheduling the public hearings. Mr. Dapcic thanks Mr. Walkovich for the update.

c. NMCOG Update

d. MVP Grant Application Update

Ms. Montesanti updates the Board that the deadline is approaching and that the application is almost done, letters of support have been completed and sent over and assures the Board that Ms. Davis will review the draft and update them at the next Planning Board meeting.

e. Town Meeting Warrant Article Presentation Discussion

Ms. Montesanti has presented the Board with the Planning Board Report that Ms. Davis prepared, it will be read into the record on the evening of the Town Meeting. Mr. Doneski will be present for any legal questions that may arise.

6. Bill Warrant

a. Nashoba Valley Voice

Mr. Walkovich motions to sign the bill warrant for the public hearing notices in the Nashoba Valley Voice. Mr. McHugh seconds. All in favor.

7. Future Meeting

a. 5/13/19

Ms. Montesanti realizes that this date will not work as it is the same day as the Special Election, she will change date. Mr. Dapcic requests that the solar bylaw draft be added to the next agenda, would like to focus on it and ensure we are prepared for the fall Town Meeting.

Mr. McHugh motions to adjourn meeting. Mr. Walkovich seconds. All in favor. Meeting adjourned at 8:05PM.

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