Minutes: February 11, 2020

Meeting Opened: 6:30 P.M.

Attendance:
Board Members Present: Norm Anderson, Marilyn Sidoti, Tim Nahrwold, Dick Williams
Board Members Absent: Shawn Moore
Staff Members Present: David George (Town Planner), Tomeca Murphy (Secretary)
Guests: Ron Barron, Gabe Trevor

Votes:

• Motion to accept meeting minutes from January 28, 2020 with amendments—Motion made by Dick Williams, seconded by Tim Nahrwold; vote unanimous at 6:33 P.M.

Discussion: The board would like to find out if the DPW has an E-1 system standard that can be added to the subdivision regulations.

• Motion made to close the meeting--Motion made by Tim Nahrwold, seconded by Dick Williams; vote unanimous at 8:14 P.M.

Notices from abutting towns reviewed. During the discussion, the topic of home occupancy permits was brought up. The board asked Dave to look further into this, including getting the board a copy of the homeowner occupancy bylaw for Holden.

ANRs
None

Subdivision Development Administration: Brice Lemon Estates
None of the board members had driven down to Brice Lemon Estates since the last meeting. Dave shared that the letter regarding the Rail Trail connection was sent per the board’s request, but he has not yet received a response from Mr. Blair. Dick said that the Rail Trail connection needs to be done before Phase 1 will be considered complete. In addition, he wants to ensure that occupancy permits will not be issued for Phase 2 until this is complete. Norm stated that Phase 2 has been bonded, but he doesn't believe that there are conditions in the decision stating that occupancy permits cannot be issued until Phase 1 is complete. Dick said he specifically remembers having a conversation about this, so Dave will review the certificate, bond reduction paperwork and covenants. Dick also requested that Amy from KP Law be in attendance at the meeting when this is further discussed. Tim asked if Dave could e-mail the information to the board prior to the next meeting, to which Dave said he would try his best. They have also submitted the layout plan for moving towards street acceptance. Dave will follow up with Mr. Blair and forward the street acceptance procedures to him so that he is clear on the timeline. Norm feels it's a tight timeline going forward if he's trying to get street acceptance for the May Town Meeting.

Emerald Road: Viner Land, Chapter 61A
Whether or not a portion of the property is in Chapter 61A does not affect the board's endorsement of the ANR. However, it does affect what can be done with the land and the ability to get permits. At this time, it's still
unclear what part of the property is 61A land. There should be a plan filed, but there isn't one showing the bounds. Dave stated that he gave the applicants a heads up that this will affect their ability to get a building permit. Also, the additional $50 owed for the ANR fee was received.

**CMRPC: Grant opportunities & Use of LPA Hours**
Ron Barron and Gabe Trevor from CMRPC attended the meeting to discuss the DLTA grant and the use of LPA hours. The board has 20-22 hours available (Ron still needs to verify the exact number) and none have been used yet. They must be used before the end of the fiscal year or they will be forfeited. Dave has use of 7 hours and the remaining hours are to be allocated by the Planning Board. Some options that the CMRPC could help with are the housing choice program (an analysis of permits issued over the last 5 years would be required), subdivision regulations and/or drafting a scope/budget for the master plan (estimated 10 hours or less). Dave added that the Town Administrator had inquired about a Pocket Park Grant, but it was unsuccessful. However, it may be possible through the housing choice program. With regard to help with the subdivision regulations, the board would be looking for a survey of best practices given the changes to Stormwater Management, but Dave would still continue his drafting portion of the task. As a side note, Norm had a conversation with Peter Craine regarding the town's EPA violation and DPW Director Joe Buckley doesn't think that it's as bad as originally thought. The CMRPC has copies of the Stormwater bylaws that have been written and passed and they could share them with the board if it helps to provide a starting point for the town with working on the violation. Ron shared that there is also some money in the Village Center grant that could be used if the subdivision regulation hours get used up. One opportunity for the DTLA grant could be agricultural economic development. The CMRPC will update their grant data so as to provide recommendations for current farms operating in town. As a side note, there are zoning diagnostics built into the Village Center Study, so there is a possibility to modify what is considered the town center since the boundary has not been defined yet (outside of just the Rt 122 and Rt. 56 area). Tim asked if there is grant potential with agricultural economic development, but the answer is no because it falls under the DLTA grant. Dave recommended getting a scope of all three options and prioritizing them, with the master plan being most important. Ron said he can prioritize the master plan and then focus on the housing choice plan because it shouldn't eat up too many hours. With regard to the master plan, the town would be looking for help with identifying grant opportunities as well. The town received the MA Vulnerability Plan grant, meaning the town is now eligible for action grants. Dave asked if there is anything else that can be done with the scenic roads plan. Gabe Trevor of CMRPC said he would be attending a meeting on that topic on February 26th and would report back to Dave. Ron also added that there is a process in place for the Rural II plan and there's a possibility to combine the DLTA suggestions and the agricultural economic development to tie them all together. He will put together a proposal and get started on the master plan and housing choice program and see what hours are left for subdivision regulations. Dave also shared that the working group has been assembled for the Village Center study. Gabe said he will let Dave know when he's ready to convene the group.

**CPTC: Spring Conference**
The board was in agreement that they would like Dave to attend the Citizen Planner Training Collaborative Conference.
- Motion to have David George attend the CPTC Conference—Motion made by Tim Nahrwold, seconded by Dick Williams; vote unanimous at 7:46 P.M.

**Marijuana Bylaw Discussion**
Norm and Marilyn, both of whom serve on the Bylaw Committee, received an e-mail from Shawn Moore asking for an amendment to the bylaw to allow for marijuana retail sales in the Light Industrial zone. He also requested an amendment to allow for use of agricultural land to grow marijuana. Dick noted that the state doesn't allow marijuana to be grown on APR land, but it may be possible on 61A land. The Cannabis Control Commission is working on regulations for outdoor growing, but a final decision could take as long as 2 years. As such, the Town Administrator feels the town should wait for the state's decision. Since Shawn was unable to
attend the meeting, Norm assumed that he was asking the Planning Board to initiate an amendment to the bylaw. Norm feels it wouldn’t be a good idea since Shawn is a member of the board, resulting in a possible conflict of interest. The board could legally do it, but worried about the public's perception of such a move. The alternative would be to suggest that Shawn get a citizens petition for annual Town Meeting (only 10 signatures are required). If the Planning Board were to propose this option, the Select Board would then be required to put it on the warrant. With this option, however, Shawn would not have access to town resources in the process. The board agreed that they are not on board with the amendment to grow marijuana outdoors.

• Motion to recommend a citizen's petition to Shawn Moore in his efforts to amend the marijuana bylaw—Motion made by Dick Williams, seconded by Tim Nahrwold; vote unanimous at 8:00 P.M.

Other
Dick asked if the TV screen in the conference room is able to be used. Tim said a wireless connection could make it possible, but it would have to be further looked into. Dave said he will push with DPW to get it moved to a more conducive location in the room.

Dick will be leaving town for a few weeks, so he will be unable to attend a couple of the next upcoming meetings.

Tim asked if there was any follow up to the questions Mitch Ruscitti asked at a prior meeting. Dave said any updates were reflected in the amended minutes for that meeting.

Respectfully Submitted,

Tomeca Murphy, Secretary