

Townsend Planning board

Meeting Minutes

March 5, 2018

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TOWN OF TOWNSEND
TOWN CLERK

Location: Townsend Town Hall, Selectmen's Chambers

Members present: Lance McNally (Chairman), Ed Howard (Vice-Chairman), Laura Shifrin (Clerk) Chris Nocella

Others present: Beth Faxon (Planning board administrator)

1.0 PRELIMINARIES

- 1.1 Chairman McNally called the meeting to order at 7:02 p.m.
- 1.2 Roll call: Chris Nocella, Ed Howard, Laurie Shifrin, Lance McNally

2.0 APPOINTMENTS – None

3.0 WORKSESSION

3.1 7 Trophy Ave – Chairman McNally reviewed the Draft Decision for Special Permit with the Planning board. He noted that the following edits were made to the document per the discussion at the Planning board meeting on February 26, 2018;

- 1. B. Faxon added the applicable exhibits to the document from the records.
- 2. B. Faxon reviewed the records to produce an account of record of Planning board members in attendance for each of the hearings. Absent members reviewed the Minutes from hearings that were missed.
- 3. Chairman McNally deleted a section about a legal opinion
- 4. Chairman McNally added a condition that the property will not be used for a commercial horse farm or enterprise.

Discussion ensued and the Board considered the inclusion of a statement under "statement of facts" that the present owners had knowledge of the restrictions in place on the property upon purchase. E. Howard did not feel the addition would have any effect on the present or the future impact of the Decision. Chairman McNally included the verbiage "The Martinos were aware of the deed restriction of the access from Lot 7"

C. Nocella asked to confirm the numbers of Planning board member votes in favor are required to approve this Decision. Chairman McNally replied a simple majority and added that the Decision will move forward by default if the Planning board does not record a vote by March 18, 2018.

Discussion continued as to the placement of the proposed bridge, or lack of such, had no impact on the Planning boards decision. Chairman McNally added that the Planning board never opined as to whether or not there could be access to Lot 7, but considered a road that went from Proctor to Hayne. Due to review

and findings of the Conservation Commission, this proposal was denied. Chairman McNally surmised that it is the responsibility of the Planning board to ensure the project road access is to Code, and stormwater and drainage are addressed.

Upon a motion by E. Howard, and seconded by C. Nocella it was;
VOTED: to accept the Decision for Special Permit for 7 Trophy Ave as amended
Roll call vote: (YES – C. Nocella, E. Howard, L. McNally; NO – L. Shifrin)

3.2 Review of the final draft of the Annual Report, Chairman McNally updated the draft Planning board annual report 2017 to reflect the recommendations made at the February 26, 2018 Planning board meeting.

Upon a motion by L. Shifrin, seconded by E. Howard it was;
VOTED: to approve the 2017 Annual Report as presented
Roll call vote: (YES: L. Shifrin, L. McNally, E. Howard, C. Nocella)

Chairman McNally informed the Board that the next meeting will be Monday March 12, 2018 and the project under review will be a special permit for an Open Space Preservation Development, he added review of the OSPD bylaw would be appropriate.

Upon a motion by E. Howard, seconded by C. Nocella it was:
VOTED: to adjourn the meeting at 7:30 p.m.
(YES: L. Shifrin, L. McNally, E. Howard, C. Nocella)

Respectfully submitted,
Beth Faxon, Planning and Zoning Administrator, Town of Townsend

Documents on file in the Planning board office:

1. Decision of special Permit 7 Trophy Ave
2. Final 2017 Planning Board Annual Report
3. Public meeting sign in record

Approved March 12, 2018