



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
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TOWN OF TOWNSEND
TOWN CLERK

Lance J. McNally, Chairman
Christopher Nocella, Member

Veronica Kell, Clerk

Laura E. Shifrin, Vice Chairwoman
Jerrilyn T. Bozicas, Associate Member

Planning Board Meeting Minutes

Wednesday June 13, 2018

Townsend Memorial Hall

Selectmen's Chambers

Chair McNally called the meeting to order at 7:00 pm.

Roll call: Chris Nocella, Jerrilyn Bozicas, Veronica Kell, Lance J. McNally

Absent: Laura Shifrin

2.1 7:00 pm 187 North End Road Continued Public hearing.

Present: Stan Dillis, Ducharme and Dillis

Others present: Scott Blain, Mike Hoffman, Dana Roberts, Tom Talcott

Mr. Dillis presented a revised OSPD configuration for illustration during the hearing.

Mr. Dillis presented a letter to the Townsend Planning Board ("The Board") summarizing requirements delineated in sections of the Townsend bylaws discussed at the meeting on May 21, 2018. The applicant is deferring compliance of specific requirements which they contended shall be submitted as part of the definitive subdivision plan.

Mr. Dillis updated the Board that a non-profit organization, the Campbell Farm Land Trust, Inc. had been formed by the applicants. He presented a document titled Bylaws of Campbell Farm Land Trust, Inc. He described the reconfigured OSPD layout which included a plan where the open space was split into two parcels; Parcel A, containing 51 acres on the northerly section of the property, and the common open space parcel which contains 26.6 acres of land adjacent to the Commonwealth of Massachusetts Division of Fisheries and Wildlife land. The designated common open space contains approximately 5 acres of wetland and is within the requirement per the bylaw of meeting 30% of the total land area. Mr. Dillis clarified that Parcel A" will be retained by Townsend Hill Realty Trust, Inc. The common open space created to satisfy the bylaw would be retained by the newly formulated no-profit Campbell Farm

Land Trust, Inc. Chair McNally stated that "Parcel A" is not a buildable lot and two accesses to the property would be needed for a subdivision. He reiterated the Planning board's request at the meeting of May 21st, 2018 that the applicant ensure protection of the open space in perpetuity. Chair McNally asked to have the bylaw of the Campbell Farm Land Trust, Inc. (CFLT) reviewed by Town Council with regards to its compliance with the Town of Townsend OSPD bylaw 145-39. He stated the Board would also seek advice on the complexity of land use of Parcel A by the CFLT while maintaining its status as a non-developable parcel in perpetuity.

V.Kell asked about the amount of wetlands on the common open space parcel reconfiguration and whether people living in the development will have access to open space Parcel A. Mr. Dillis stated that he walked the property and reviewed the wetland line consequently the applicant reconfigured the Campbell Farm OSPD based on the site walk and discussions with the Board at previous public hearings.

Chair McNally states the Board will seek a legal opinion on the revised project plan presented. He asked about the Groundwater levels and soil testing. Mr. Dillis reports the perk tests will be conducted two weeks from now and he is confident that they will be favorable.

The public hearing was continued to Monday July 9th, 2018 at 7:00 pm.

Chair McNally read aloud the second mandatory referrals from the fire department, police chief and highway department.

1.4 Approval of the draft meeting minutes of May 21, 2018.

V. Kell noted inconsistency with the use of "Townsend Hill Realty Trust" in the draft meeting minutes, asked for correction, also strike "the Maintenance Plan" on Page 3.

Upon a motion made by J. Bozicas, seconded by V. Kell it was;

VOTED: to approve the meeting minutes with the designated changes and corrections.

All in favor. The motion carries.

3.2 Upcoming projects

The Board is notified that 250 Main Street, Anderson Funeral Home site plan review public hearing is scheduled for Monday June 18th at 7:00pm.

3.5 Charter Review Committee

Members of the Board had questions as to the duties and time commitments of the Charter review committee. The timing of the release of the Master plan was discussed with regards to potential impact on outcomes of findings concluded by the Charter Review Committee. Chair McNally asked for the Planning board liaison to be invited to attend the next meeting to explain the duties and purpose of the Charter Review Committee so as to aid the Board in appointing the most qualified candidate.

3.6 BOS Joint Appointment meeting for the Board to appoint Jerrilyn Bozicas.

Chris Nocella agreed to attend the Board of Selectman's meeting on June 19, 2018 for the purposes of Jerrilyn Bozicas appointment.

4.2 Chapter 61 referral – Bailey Road conversion

The Board reviewed a Notice of Conversion under MGL Ch. 61. Which stated the landowner's intent to change the MGL Ch. 61 status and convert a 43.01 acre parcel of land on Bailey road into commercial use. Chair McNally stated his intent to draft a memo to the Board of Selectmen explaining that the lot should be zoned Residential B and cannot be converted to commercial zoning, nor sustain commercial use.

V. Kell read the notices from other towns.

C. Nocella made a motion to adjourn, seconded by J. Bozicas. All in favor. Meeting is adjourned at 8:27 pm.

Respectfully submitted,

Beth Faxon

Planning Board Administrator, Town of Townsend

On file:

1. Letter from Ducharme & Dillis to Townsend Planning board dated June 12, 2018 RE: Campbell Farm OSPD
2. Bylaws of Campbell Farm Land Trust, Inc.
3. Mandatory Referral from Chief Bailey
4. Mandatory Referral from Chief Boynton
5. Mandatory Referral from Highway Superintendent Jim Smith
6. Notice of Conversion MGL Ch. 61 - 33 Bailey Road
7. 06.13.18 meeting sign in sheet

Approved: July 9, 2018