

Planning Board Meeting Minutes

Date: April 24, 2019

Time: 7:00pm

x	J. Hargraves	x	A. Pease
x	J. Lindquist		T. Foster
x	T. Cantor		W. Stacy (associate)

Also Attending:

- Laura Harbottle

*Trish is working hard!*

**Meeting Opened at 7:00pm with presentation from Heidi Ricci from Mass Audubon**

**Joint Meeting with Conservation Commission:**

- Heidi Ricci (hricci@massaudubon.org) ; Mass Audubon ([www.massaudubon.org/shapingthefuture](http://www.massaudubon.org/shapingthefuture))
- Open Space Residential Design/Natural Resource Protection Zoning Presentation
  - Shaping the Future of Your Community Program
    - Assists communities in charting a more sustainable future through customized community workshops and direct assistance
    - Meant to address land use and control which is often done at the local level; provide assistance and support
  - New Development Trends
    - Town by town data is available
    - There is undeveloped rural lands that are also unprotected
  - Losing Ground
    - 25% of land across the state is protected
    - 53% of land is undeveloped and unprotected
    - 22% of land is developed
    - 50% of those that are undeveloped are at risk
  - Connected Communities vs Growing global (unconstrained growth and development)
  - Westford requires developers to submit a conservation design to ensure that they protect lands in line with the conservation plan; cookie cutter communities may be granted on a special permit
  - Method to preserving possible developable lands:
    - Identify conservation areas
    - Locate host sites

- Align roads and trails
  - Draw the lot lines
- You can create a mapping that identifies possible protectable land and add that as an addendum that could be used as a starting point to developers to delineate what the town would prefer to protect; it can be expensive to perform this type of work however as it must be performed by the town
- MA Model Bylaw - Natural Resource Protection Zoning:
  - By right/mandatory
  - Formulaic and quick
  - No minimum lot size, option for ANRs
  - At least 60 of land area protected
  - Strategic protection
  - Flexible design
- Mass Audubon has created a Bylaw Review Tool that looks at zoning, subdivision, stormwater, site planning, etc, to help communities with adopted rules and older rules that are on the books
- [www.massaudubon.org/mappr](http://www.massaudubon.org/mappr) - shows parcel by parcel has specific conservation value
- Review on meeting:
  - Maintain *some* lot size requirements; at least 1 acre to ensure there is a safe well and septic solution for the lot
  - Discussion on being flexible on density while defining a specific % of land to be preserved from development
  - Suggestion is to create several use cases through a grant to get a visual idea of what different build-outs may look like; this allows us to test and explore a practical implementation

#### **Meeting Minutes:**

- Alan moved to approve the minutes from April 10, 2019; Jim seconded; all approved; Terri abstained since she wasn't here

#### **Vote to approve the three zoning articles for Town Meeting**

- Alan moved to recommend approval of Article 15 for the town meeting; article looks to amend the bylaw with a replacement definition
- Alan moved to recommend approval of Article 16 to the town meeting; article makes amendments to the bylaw with replacement of the word site along with other clarifying statements/words
- Alan moved to recommend approval of Article 17 to the town meeting; article makes amendments to 8.2.5 and 8.2.6 with revised language for defining use of the industrial zoning district by marijuana establishments along with other changes

#### **ANR:**

- Surveyor: Stan Dillis; lot on Harris Rd.
  - Date: July 28, 2017

- Owner: Pauline M. Buczynski, 197 Harris Road, Asby, MA
- Surveyor: Ducharme & Dillis
- Map 6, Block 18, Lot 1
- Alan moved to approve the plan by the Buczynski on Harris Road; Jim seconded; all approved; none abstained

(include pic)

- Surveyor: David E. Ross Associates, Inc. on Jones Hill and Jewett Hill
  - Date: March 22, 2019
  - Owner: Paul F. and Elaine A. Walter trustees, Walter living trust
  - Surveyor: David E. Ross Associates, Inc
  - Assessor Map 2, Parcel 28 (Paul Walter) and Assessor Map 2, Parcel 14 (Keith Walter)
  - Land is being annexed from Parcel 14 to Parcel 28
  - Alan moved to approve the plan by the Walters on Jones Hill and Jewett Hill Road; Jim seconded; all approved

Meeting adjourned at 9:45pm.

Submitted by:  
Terri Cantor