

Planning Board Meeting Minutes

Date: May 8, 2019

Time: 7:35pm

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

Also Attending:

- N/A

Jeanie is traveling and Jim has disappeared! Hope all are well.

Meeting Opened at 7:35.

Meeting Minutes:

- Terri to resend the meeting minutes that includes pictures and other attendees
- Terri moved to approve the minutes from April 24, 2019; Alan seconded; Tricia abstained since she was not here

ANR:

- None

Election of Members:

- Positions:
 - Chairman: Jim Hargraves
 - Vice Chairman: Alan Pease
 - Secretary: Terri Cantor
 - On-board Researcher: Tricia Foster
 - Validation Expert: Jeanie Lindquist
- Alan moved to approve the roles assigned; Tricia seconded; all were in favor

Elect representative to Montachusett Regional Planning Commission.

- Tricia has nominated Alan to represent the Planning Board at the MRPC
- The meetings occur the first Thursday of every month
- All approved

Next steps for zoning articles that passed Town Meeting.

- Need the tearsheets to complete Form 7
- Form 7 must be completed: 1 form per article

- Tricia will fill the form out and verify the location of the tear sheets so that they can be mailed out by the clerk to the state attorney general, who can approve, approve with comments, or reject
 - Once approved, the town clerk must post this in several locations
 - The by-law goes into effect when voted by the town; if the AG disapproves it, the practice within the by-law must stop

Form 7 completed:

FORM 7

Town: _____

Planning Board Hearing Date: 3/27/19

Relative to Article(s): _____

Form 7

Complete and sign the following. When necessary, you may need to use multiple copies of this Form 7 if Articles were considered at separate Planning Board Hearings.

1.) If applicable, date on which the proposed amendments were submitted to the Board of Selectmen:
 Amendments were originally proposed by: _____ Date #1 N/A
 [Attachment #1, copy of original proposal.] (if not applicable, put N/A.)

2.) If applicable, date on which the Selectmen submitted the proposed amendments to the Planning Board (must be within 14 days of Date #1, above):
 Date #2 N/A
 (if not applicable, put N/A.)

3.) Date on which the first Notice of Planning Board hearing was published in a newspaper of general circulation in the town (must be at least 14 days prior to Date #10, below):
 Date #3 3/12/19
 [Attachment #2, copy of the notice. Please identify the Article number next to each Article referred to in the notice.]

4.) Date on which the second Notice of Planning Board hearing was published in a newspaper of general circulation in the town (must be sometime during the week immediately following the week in which Date #3, first published notice of Planning Board Hearing, falls):
 Date #4 3/19/19
 [Attachment #3, copy of the notice. Please identify the Article number next to each Article referred to in the notice.]

5.) Date on which Notice of Planning Board Hearing was posted in a conspicuous place in the Town Hall (must be at least 14 days prior to Date #10, below):
 Date #5 3/12/19
 [Attachment #4, copy of the notice. Please identify the Article number next to each Article referred to in the notice.]

6.) Date on which copy of Notice of Planning Board Hearing was mailed to the Department of Housing and Community Development (must be at any date reasonably prior to Date #10, below):
 Date #6 3/12/19

7.) Date on which copy of Notice of Planning Board Hearing was mailed to the Regional Planning Agency, if any (must be at any date reasonably prior to Date #10, below):
 No Agency: _____ Date #7 3/12/19

8.) Date on which copy of Notice of Planning Board Hearing was mailed to the planning boards of each abutting city or town (must be at any date reasonably prior to Date #10, below):
 Date #8 3/12/19

9.) In cases involving boundary, density, or use changes within a district, date on which Notice of Planning Board Hearing was mailed to any non-resident property owner who had filed a request with the town clerk and whose property lies in the district where the zoning change is sought (need be done only when requests have been filed with the town clerk), or indicate if there was no such filing:
 None Filed: Date #9 N/A

Form 7 Page 1 of 2 Rev. 04/2014

FORM 7

10.) Date of the Planning Board Hearing (must be within 65 days of Date #2, above):

Date #10 3/27/2019

11.) Date on which Town Meeting voted on the proposed amendments (where the Planning Board has failed to submit a report with recommendations to Town Meeting. Town Meeting may not vote to adopt the proposed amendments, unless this Date #11 is at least 21 days after Date #10, above):

Date #11 5/4/19

12.) Planning Board Report with Recommendations; indicate if the report is written or oral:

Written: Oral: Neither:

[Attachment #5, copy of the planning board report, if written.]

Certification

I certify that information set forth above is complete and accurate and that within the two years prior to this town meeting, either: (1) No unfavorable action was taken on any of the above articles, or (2) the Planning Board recommended the adoption thereof.

Signature of Town Clerk

Printed Name of Town Clerk

Date Signed

Natural Resource Protection Zoning Next Steps:

- This would pertain to subdivisions and not to ANRs
- How do you go about protecting the existing lands and natural resources while balancing the needs of the developers
- Things to consider:
 - Who owns the undeveloped land that is set aside (home community/association for example); should have little to no impact on taxes

- What is the “random number” that is used to calculate the number of homes that would exist on the buildable side of the parcel
- Developer could apply for a special permit for conventional subdivision plan
- The by-right path would be the Natural Resource Protection Zoning plan
- Next steps:
 - Identify challenges that would be encountered by pursuing it
 - Look at obtaining visuals to highlight the benefits with implementing the NRP
 - Laura to determine if grants are available to examine and visualize use cases
 - Identify types of resources that we would want to protect, such as wetlands, vernal pools, protection of species/flora (from Natural Heritage), drinking sources, trails that exist (used and/or defined), natural vistas/viewpoints
 - Look at other towns by-laws that are in the process of doing it

Discuss increase in Land Use Agent’s hourly rate

- Contract comes up beginning of July so we should define work and costs

Items not anticipated:

- Building permit approval request for Map 1, Parcel 13, Lot 5
 - Tricia signed the approval as the property met all requirements

TOWN OF ASHBY
895 Main Street
Ashby, MA 01431

Application for Building Permit

Building Permit issued pursuant to Mass Building Code Requirements

For Office Use Only

Fee: \$1515

Rec'd: \$1515 5/18/19

Accepted: _____

Issued: 5/18/19

Denied: _____

Permit No: 30

Location of Property (No. & Street) <u>Bennett Road</u>		Map <u>1</u>	Parcel <u>13</u>	Lot <u>5</u>
Name & Address of Property Owner <u>Andy Krook</u>				
Name & Address of Architect/Engineer <u>Tim Lapinen</u>				
Registration Number _____		Telephone: <u>(603) 899-2322</u>		
Name & Address of Builder/License Holder <u>David Anderson 205 Air Farm Rd New Ipswich N.H. 03071</u>				
Construction Supervisor's License # <u>CS-101643</u>		Signature (required) <u>[Signature]</u>		
Zoning _____	Type of Permit: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Demolition	Certificate of Occupancy <input type="checkbox"/> Alteration <input type="checkbox"/> Other		
Current Use: _____ Proposed use: _____				
If a Residence, # of Dwelling Units _____		Use Group _____	Estimate Construction Cost <u>\$150,000</u>	
What is Construction Type? <u>New House Wood</u>				
Height of Structure (ft) <u>24 feet</u>		Total Sq. Footage: <u>1536</u>	Number of Stories: <u>2</u>	
Does the Proposed Project Require a Variance and/or Special Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, and a Decision Has Been Issued, Please give Decision Number: _____				
If Proposed Work Within Historic District, Give Commission Approval Date: _____				
Is Proposed Work, Including Grading, Within 100 Ft of a Wetland or 200 Ft of a Potential Stream? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Waste Disposal Company _____		Disposal Site Address _____		
Demolition: Has Dept Notification Form Been Completed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A				
DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION (Do not indicate "see attached plans". Please be specific):				
Department	Signature & Date	Comments		
Tax Collector	<u>[Signature]</u> 4/22/19			
Board of Health	<u>[Signature]</u> 4/26/19			
Conservation	<u>[Signature]</u> 5/1/19			
Planning Board	<u>[Signature]</u> 5/1/19			
Highway	<u>[Signature]</u> 5/1/19			
Fire Chief	<u>[Signature]</u> FRO	<u>Add 2 Heat Detectors</u>		
Are the following included?		YES	NO	I have provided the above information and it is correct to the best of my knowledge. <u>[Signature]</u> Signature of Owner or Authorized Agent <u>Andy Krook</u> Print Name <u>P.O. Box 288</u> Address <u>New Ipswich N.H. 03071</u> City <u>603-345-1116</u> ZIP Daytime Phone () APPROVED Inspector's Name and Title <u>[Signature]</u>
Occupying street or sidewalk	(1)	---	---	
Electrical	(1)	---	---	
Plumbing Gas Fitting	(1)	---	---	
Heating (mechanical)	(1)	(2)	---	
Oil Storage	(1)	(1)	---	
Air Conditioning	(1)	(2)	---	
Fire Suppression (mechanical)	(1)	(3)	---	
Fire Detection	(1)	(3)	---	

- Receipts received from ANRs: Terri has these and will file when Jeanie returns with filing instructions

Meeting adjourned at 9:35pm.

Submitted by:
Terri Cantor