

Planning Board Regular Meeting  
Wednesday March 10, 2021 6:30 pm Remote Meeting

Members present: Vice-chairman, Richard Wright (RW), Walt Meisner (WM), Larry Boudreau (LB1) and Lyndsy Butler (LB2). Chairman, Roger Hoyt (RH) was absent.

LB2 moves to approve the agenda. LB1 seconded. All in favor.

Agenda:

1. Call meeting to order, Agenda Approval
2. Chairman Comments, Vice Chairman Comments; State of Emergency – Covid19 Legislation - amended by Chapter 201, November 10, 2020.
3. Applications received:

a. Preliminary Subdivision Plan - Lily Hill -

RH had a few comments that he had sent to the board. The DPW did comment. No comments have yet to be received from other boards.

b. Site Plan Review - Earth Land Development, Application withdrawn by applicant.

4. 7:00pm Open Discussion/Public Comment- None

5. 7:15pm ANR Applications (submitted 10 days prior, in order of submission)

a. Winchendon Road 21-111A- Ed McSweeney and Chris Mossman were present for the applicant. Applicant would like to divide parcel into 4 lots. All have the required frontage and acreage.

RW moves to approve. LB1 seconded. All in favor.

b. Ferin Road 26-1- Scott McKusick present. One parcel approximately 25 acres. Will be cutting out a 6 acre lot. Both parcels have frontage and acreage.

RW moves to approve. LB1 seconded. All in favor.

c. Far Hills/Bluefield Road 46-62- GPR, David, Plan was missing information on parcel A. Applicant will be bringing information to next meeting.

6. Other/New Business:

7. Planning grants:

a. Progress update with MRPC- None

b. DLTA Round 3 Applications- RH will be asking the other boards if they have any ideas to propose. The Town had received a grant for mapping.

8. Old Business:

a. Subdivision Updates:

b. Change of Use 84 - Main Street

9. Bylaw updates:

a. Changes to MGL Chapter 40A The Zoning Act, Chapter 358 of the Acts of 2020, H5250- DEP had comment for changes to this bylaw.

b. Schedule public hearing prior to the annual town meeting- no final date

10. Correspondence:

a. Abutting Town Hearing/Decision Notices

b. Other Town Boards/Committees-

RW- No update on Economic Development

WM- MRT met, specific to Eddy Flowers for retail, cultivation, and manufacturing on Ashby Road. They have held a public hearing. Meeting was to consider the application for recommendation to BOS for Community Host agreement. The application was not approved because it was incomplete and contained misleading information. Applicant will be making corrections and coming back before the MRT.

WM- Bylaw Review Committee, continuing to organize the bylaws in correlation to the web site.

c. Other Correspondence

11. Administrative Matters

a. Planning Board forms / town website

b. Town Election- Steve Causwell has been collecting signatures to join the Planning Board.

12. Approval of Meeting Minutes

13 Next meeting: schedule Planning Board working session- 3/24

Adjourn

LB1 Moves to adjourn LB2. Seconded All in favor.