

PLANNING BOARD

DATE: May 12, 2016
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Brandee Nelson; Malcolm Fick
Jeremy Higa, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M. Mr. Higa had not yet arrived.

FORM A's:

There were no Form A's presented. Mr. Parsons was present with a plan for a possible division of land at 14 Seekonk Road. There was a brief discussion, but the plan was not formally submitted.

MINUTES: APRIL 28, 2016

Ms. Nelson made a motion to approve the minutes of April 28, 2016 as amended, Ms. Fowle seconded, all in favor.

CHAPTER 61A LAND/RIGHT OF FIRST REFUSAL:

Mr. Rembold explained that a 1.84 acre parcel of land is owned by Seekonk Round Hill Realty, LLC and is in Chapter 61A. The owner, Mr. Picheny, wishes to remove that portion of the Chapter land to combine it with his residence's parcel. The proposed parcel is landlocked. There would be no reason for the Town to consider purchasing the property as it is land locked and there are no conservation benefits.

Ms. Nelson said she is going to abstain from the vote.

Mr. Fick made a motion to recommend to the Selectboard that they waive their right of first refusal, Ms. Fowle seconded, all in favor.

ANNUAL TOWN MEETING RECAP:

Mr. Hankin commented that it was an interesting Annual Town Meeting

Ms. Nelson said overall it went well. All of the zoning articles passed.

Ms. Fowle said the CPC discussion should begin with a report. She said she sensed misunderstanding. She suggested that for future meetings it might be helpful for there to be a report.

Mr. Rembold said he had the information Ms. Fowle was suggesting on the screen.

Ms. Fowle said she did not see that information.

The Board discussed the Demolition Delay bylaw which didn't pass.

Mr. Fick asked if the proposal had been amended from 12 months for review to 6 months, would there have been support.

Mr. Hankin said maybe if it were 3 months.

Mr. Fick said there will be a Special Town Meeting where it could be presented again. He wanted to feedback to help get it passed.

Mr. Hankin said he thought there need to be more information for people to understand whom would be affected by the bylaw. He said he was aware of the information on the website, but if people didn't check the website, they wouldn't know.

Mr. Fick said the Selectboard said it would be better to have a list.

Mr. Rembold said procedurally to go by the list (list of houses 50 or more years old that would be subjected to the Demolition Delay bylaw) it would be more streamlined in making a determination.

Ms. Nelson said she would think changing the review from 12 months to 6 months would be better. She said she needed to read the proposed bylaw again.

Mr. Fick said the purpose of the bylaw is so someone removing a structure would not leave just a chimney standing.

Ms. Fowle asked what the delay time would do.

Mr. Fick said it could allow for a change of plan or for the building to be moved. It can allow for a determination that there is nothing that can be done to save the building or that there is no historical significance.

Mr. Hankin said he is scared that the Historical Commission has the authority over property with no real concern for the owner and how much the impact of the decision can cost the owner.

Mr. Fick said the Historical Commission has authority over the room limits for a hotel in a historical structure.

Mr. Hankin said that authority is an incentive for a developer.

Mr. Rembold said zoning and other bylaws cede authority for public purpose all the time.

Ms. Nelson said she shares Mr. Hankin's concern about the bylaw being burdensome for the average individual.

There was discussion of the demolition of the parsonage owned by the Methodist Church. Mr. Rembold said that was done by special permit discussion. It was done to save the church building. Something was saved by forfeiting something else.

Mr. Hankin said maybe the church project would not have gone forward if they had the demolition delay.

Mr. Fick said it might not have mattered for that project.

Ms. Nelson said the bylaw seems very subjective.

Mr. Hankin said he thinks 6 months would be better than 12 months and 90 days would be best.

The Board discussed working on a Solar bylaw possibly for the special Town Meeting.

Mr. Fick said it would need to be passed soon as there is a short window for developers to get their credits.

Mr. Hankin said if we get going we could get something ready.

Ms. Nelson asked if we could get a template circulated.

Mr. Hankin said we need to do something simple such as add a definition, amend the table of uses to allow in the Business and Industrial zones, and the R-2 and R-4 zones with possible acreage restrictions. The goal would be to promote agricultural use.

Ms. Nelson said after seeing some of what goes on with the installation of the arrays she has some concerns about developers and their somewhat lackadaisical attitude about how they leave the land. She said site control is necessary and should be required.

Mr. Hankin said specific language needs to be put together.

Ms. Nelson site stabilization is required within a certain period of time.

Mr. Fick said it did not appear that anything was planted at the Rising Paper site. There is nothing growing under the panels.

Ms. Fowle said they did some plant some grasses in an effort to maintain the Wood Turtle habitat. She said it is still a work in progress.

Mr. Hankin said he thinks the disruption from construction can be fixed.

Ms. Nelson said the ground can be York raked then seeded.

Mr. Hankin said it could be allowed in the Business zones, Industrial zones, R-2 and R-4 zones with an acreage requirement that would support agricultural uses. He asked how we put it into zoning.

Ms. Fowle asked if the acreage had to do with the land or the solar panels.

Mr. Rembold said land, 2 megawatts would require about 10 acres of land.

Ms. Nelson said it would be a self selecting process. Not all land would have the necessary characteristics. She said maybe the simplest approach would be to put it into the Table of Uses.

Mr. Higa arrived at 8:23 P.M.

TOWN PLANNER'S REPORT:

Mr. Rembold said the next meeting would have a Flood Plain reconstruction application for 106 Hurlburt Road. He asked if the Board would like to make a site visit.

Mr. Hankin said yes. He asked if there would be a change in the footprint.

Mr. Rembold said no but they might be removing a wall.

Mr. Rembold said the Board would also be looking at a sign application for the Sunoco gas station on State Road.

The Board scheduled site visits for May 26 at 5:45 at Hurlburt Road and 6:30 for the Sunoco station.

COMMITTEE & BOARD UPDATES:

Ms. Nelson said the Lake Mansfield Task Force is wrapping up the services with the consultant. She said she hopes to have information on what path will be taken soon. She said there was a detailed field walk with the consultant around the lake. It was very helpful and constructive.

Ms. Nelson said the task force is balancing three objectives: the environmental stewardship of the lake, the constrained space along the road and the recreational and transportation requirements in the area. She said the part of the roadway needs to be reclaimed for a stabilized buffer at the lake edge along the roadway.

Ms. Nelson said there are a lot of competing factors. From a practical sense the two way road is not likely to be maintained and be able to stabilize the shoreline. She said she wanted to prepare the Board for the likelihood that the road will change. She said the task force is trying to balance all of the factors.

Mr. Hankin asked Ms. Fowle what the time commitment is for the CPC. He said the Board members need to think about who might be willing to represent the Board on the Committee.

Ms. Fowle said there is a significant time commitment especially in October, November and December.

Mr. Rembold said there are generally 8 or more meetings in October, November and December.

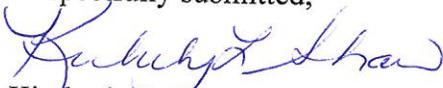
Ms. Fowle said there are 20-30 hours of "homework" which includes reading the proposals. She said in the months leading up to the Town meeting the Committee meets about once a month. Summer is not as busy but there are random meetings.

Mr. Hankin said the next meeting will be a reorganization meeting so everyone should consider what they are willing to take on.

The Board thanked Ms. Fowle for her years of service on the Board.

Having concluded their business, Mr. Hankin adjourned without objection at 8:45 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

