

Present: Eric Poch (Vice-Chairman), Joseph Sziabowski, Christopher Morely, Michael Hunter and Jody Kablack (Director of Planning and Development)

Absent: Michael Fee

At 7:45 p.m. Vice-Chairman Eric Poch called the meeting to order.

### **2012 Annual Town Meeting Articles**

The Board was previously in receipt of copies of warrant forms for the following articles to be submitted by the Planning Board for the 2012 Annual Town Meeting:

**Senior Residential Community (SRC) Bylaw Modification** – This proposed article seeks a reduction in the parcel size for SRC developments from 20 acres to 10 acres. This parcel size is consistent with all other residential bylaws (ISD, Cluster, Flexible Development). Ms. Kablack and Chairman Fee have discussed this issue with the COA, and they are supportive so that more parcels will be available for development into senior housing.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the proposed article revising the parcel size of SRC developments for inclusion in the 2012 Annual Town Meeting warrant.

**Agricultural Use Exemption – minor revision to Appendix A, use #B.6** – This proposed article seeks to accommodate a Massachusetts General Laws revision in the size of agricultural lots which receive exemption from zoning pursuant to M.G.L. c. 40A, s. 3 from 5 acres minimum to 2 acres minimum + revenue production). Ms. Kablack noted that this article is supported by the Agricultural Commission.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the proposed article revising the definition of Exempt Agricultural Use to mimic the state definition for inclusion in the 2012 Annual Town Meeting warrant.

**Regulation of Roosters** – This proposed article seeks to require a special permit to raise roosters (as opposed to chickens, which will be allowed be right if the article is passed). Ms. Kablack noted that this article is supported by the Agricultural Commission.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the proposed article revising section 2313 of the Zoning Bylaw regarding the raising of poultry for inclusion in the 2012 Annual Town Meeting warrant.

**Stormwater Bylaw – Revision** – This article seeks numerous minor changes to the current bylaw. Ms. Kablack explained several areas in the Town's stormwater management bylaw require permits for very minor applications, particularly on commercial land. The goal is to streamline the permitting process somewhat.

On motion duly made and seconded, it was unanimously:

VOTED: To submit the proposed article revising several sections of the Stormwater Management Bylaw for inclusion in the 2012 Annual Town Meeting warrant.

**Buddy Dog – comments to the Selectmen on Site Plan**

Present: Howard Levy- President of Trustees, Laurie Lincoln-Director, Bruce Ey – Project Engineer

Mr. Ey presented changes which attempt to make the site more user friendly and safer. Mr. Ey described the site as narrow with wetlands along both sides. The entrances to the property can also be problematic, particularly for cars exiting the site. There are no planned changes to the kennels or the functional parts of the building. The only building changes are to the front entrance and installing a roof over a small area in the rear of the building. 32 kennels exist in the rear and administration offices are in the front of the building.

The proposal seeks to expand parking in the front, make minor architectural changes to the front entrance of the building and the rear of the building, and install a new septic system and stormwater components. Buddy Dog has received a license from NStar to create 12 parking spaces on NStar property. The existing parking area has only 12 parking spaces, so parking will be doubled with this proposal. The driveway entrance will also be improved with new pavement and granite curbing, which will facilitate easier access. The parking area on the Buddy Dog property will be paved, and the NStar lot will be gravel. A high tension power line is located under the NStar property in the vicinity of the parking area, and pavement will be too hot.

A new sewage disposal system will be installed under the parking area, and upgrades to the stormwater management system are also proposed. Kennel washing will be treated in the septic system, representing a significant improvement over existing conditions.

Buddy Dog wants to build roof over a portion of building in rear which will be protected from the sun and bad weather. Improvements to the stormwater management system will meet DEP standards. The 2 and 10 years flows will be met, and 80% TSS will be removed. The Conservation Commission and Board of Health are both pleased with the proposed improvements. The Planning Board had previously voted to delegate review of the Stormwater Management permit to the Conservation Commission. Granite curbing will be installed at Route 20 to meet existing filed curb cut permit at MA DOT.

A discussion arose regarding shared access with the Bosse Sports Club. Buddy Dog feels that closing their access and combining the two will be problematic. There is an access to Bosse from Buddy Dog that will not be blocked by this proposal, but is proposed to be striped for parking. If they kept it open, Buddy Dog would lose 2 parking spaces.

Discussion arose regarding moving the Route 20 curbing to accommodate a larger shoulder which would allow cars to pass on the right when cars are stopped trying to turn into Goodman's Hill Road. Mr. Ey stated that MA DOT would not allow this. Chris Morley also asked Mr. Ey to look at the intersection of Goodman's Hill Road and try to facilitate any improvements should it be directly aligned with Goodman's Hill Road. The draft Route 20 Corridor Study should be consulted.

Discussion arose regarding the architectural plan of the rear roof structure. Mr. Ey also stated that the front of the site will be raised 1 foot to accommodate drainage and handicap access.

A motion was made and seconded and unanimously voted to send a support letter to the Board of Selectmen noting the issues discussed, including consideration of removing 2 parking spaces and creating alternative access thru Bosse.

**Public Hearing: Stormwater Management Permit – 56 Bigelow Drive**

Present: Stephen Poole-Lakeview Engineering, Bill Senecal-Applicant

The hearing was continued from January 11, 2012. The application has provided the DEP checklist in full compliance with the regulations. Mr. Poole discussed the location of vernal pools in rear of site, noting they are greater than 100' from any disturbance. Mr. Poole also noted there is a slight increase in the rate of runoff at the 100 year storm, however the volume is controlled. This situation is mitigated by the large wetland surrounding site and will not affect any residential property abutters.

A motion was made to conditionally approve the stormwater management permit for 56 Bigelow Drive pending review by Craig Lizotte.

Voted: To continue Public Hearing to February 8, 2012 meeting at 8:30 PM

**Minutes Approved**

January 11, 2012

There being no further business, the meeting was adjourned at 8:50 p.m.