

Planning Board Minutes

Date: June 13, 2018

Time: 7:30

Present:

X	J. Hargraves	X	A. Pease
X	J. Lindquist		W. Stacy (associate)
AWOL	A. Leonard	X	T. Foster

Also attending: Terri Cantor, Harold Chattaway, Clark and Ginger Laszlo

Documents:

Minutes:

Meeting Minutes from May 23, 2018. - AP moved to approve minutes. TF 2nd. Unanimously approved.

Appointment to Montachusett Joint Transportation Committee. - AP cannot be on this Board. No response from Steve Beauregard. Will keep this open.

AP will remain active on the Montachusett Regional Planning Commission. There is one rep and one alternate per town. Wayne Stacey is the alternate.

Housing production plan presentation - The presentation planned for this evening was postponed to June 27, 2018 at 7:30PM - theoretically. The meeting/presentation is about how to produce affordable housing. Just to be clear about who is eligible for affordable housing, if you have a household income under approximately \$73,000 for a family of four, you qualify to apply for affordable housing. This income standard is 'high' because Ashby is located in the Boston, Quincy, and Cambridge District, which is a fairly expensive area... The Planning Board would like to see some movement on acquiring designated 'affordable housing'. In this vein, we have investigated the house on New Ipswich which is in foreclosure. AP tried to get some investors, however, no one interested in taking it over for affordable housing. **The next Planning Board meeting is moved (again) to 7pm on June 27th so Planning Board can attend Housing Production Plan Presentation.**

Laszlo Property on Turnpike Rd - (Clark and Ginger [Virginia]). The Laszlo's went to the ZBA meeting on June 12. They applied for a special permit for Kennels (dog or cat) and Commercial feed sales. Special permit application was withdrawn last night as kennels cannot be permitted in the Residential District by Special Permit. The Laszlo's property is in active agricultural use (they raise livestock) and are registered with Town as Farm. They own approximately 22 acres which crosses from the Residential District into the R/A District 500 feet back from the road (Turnpike) on which the frontage is located. They are seeking Planning Board support for their Special Permit application if they move the new proposed kennel into the Res/Ag portion of their property (500+ feet back from Turnpike Road). They currently have a kennel license, but need the permit for the proposed change. They want to build a new structure that is consistent with other existing buildings on the property. They do not anticipate much additional traffic. In all districts a farm is allowed on any lot over 5 acres by Right. Law allows them to sell meat. They can bring in ¾ of product from outside their farm.

Discussion centered on details of the requested permits, and the concerns of the Board regarding uses and fair and equitable enforcement of zoning bylaws. Under current zoning by-law: Residential zoning

= 1 acre lots. R/A = 2 acre lots. JL concerned about density and about neighbors who also live in the Residential district and may not expect R/A uses next to them.

AP spoke with Building inspector. Because dogs/cats are so similar to existing use (Ag - horses, pigs, sheep, etc.), building inspector is not concerned. Given the similarity/consistency in use the Planning Board is in agreement with the Building Inspector. The substantial acreage of the property makes it unlikely that the proposed kennel will be detrimental to the area. Under State law, dogs are not considered a farm animal. They still need Special Permit from ZBA for a kennel in R/A District.

Side and rear yard setbacks - 25 feet in each direction. The Laszlo's can meet these setbacks. There is signage allowed in the residential district.

Terri Cantor visit – We attempted to explain what we do, and in spite of that, Terri is interested in joining the Planning Board. YAY!!!!!!!!!!!!!! We are ecstatic!!! Alan has some scheme about succession planning and our currently AWOL Member, but we will wait until next meeting to see if it comes to fruition.

Land Use Agent scope of work for FY19-

We discussed the draft scope of work and made suggestions:

#5 - Infrastructure Planning Assessment (IPA). The issue/concern is that the Town does not have ability to address infrastructure. Remove this task. This gives us 30 hours to use elsewhere.

TF proposes to make this task Assistance with development of PB Rules and Regulations.

TF proposes to add new task to include assistance in review of Cannabis licenses and providing responses to Cannabis Licenses - JL suggests including it in #8 Misc.

#1 - Agree

#3 - Open Space Plan almost wrapped up. Next Open Space Meeting is Monday, June 18th at 7:30pm. The focus of this line will be Community Development Plan (CDP)

#4 - Include language for LUA to assist with how to present / communicate a new zoning bylaw to Public. This will be key given past history.

#6 - Trail and Conservation Projects - AP to provide JL with copy of last report.

#7 - The overlay district was passed at Town meeting. The overlay district includes center of town to the west (ends approximately around fire station). Allows mixed use on properties. Flexible on setbacks to look more consistent with existing development.

#8 - Ok

MJ Bylaws - Anticipate hearing from Attorney General in August.

Draft Rules and Regulations - 1st draft of Rules and Regulations prepared by TF was issued to the Board for review and comment. Updates include correct Board titles/positions: Chair – JH; Chair Clerkman – AP; Executive Secretary - JL

Correct: Meeting time and location “generally” 2nd and 4th Wed and “generally” 7:30pm. Also, “Shall is bigger than must.” (This cryptic reference is inserted by TF, probably because she liked the turn of phrase; nevertheless it is true in the context of writing rules and bylaws.) Therefore, TF will replace shall with must in all cases. **TF to revise and Board to review at further meetings.**

Adjourn: 9:05

Submitted by Jeanie Lindquist, Executive Secretary, ably assisted by Tricia Foster