

Planning Board Minutes
January 30, 2023

Present: Jay Ayer, Chair; Genevieve Stillman; Dave Thompson; Thaddeus Thomas; Jody Kablack

Meeting called to order at 7:05 pm

Special Permit, 753 Barre Road

The chair read the application and public hearing notice submitted. There was discussion on whether the Planning Board wants to submit comments/recommendations to the ZBA.

Ms. Kablack submitted a list of potential conditions to be recommended to the ZBA. The Board went through the list line by line:

- Initial term of the special permit should be limited to 1 year. Interval of renewals as determined by ZBA as appropriate.
- Limit the Special Permit to the applicant only, it should not be assignable.
- The hours of operation should be limited so the retail shop closes by 8 pm, Mon-Sat; and 5 pm on Sundays.
- Signage - The size shall be dictated by the bylaw (20 sq. Ft), it shall not be self-illuminated, it shall not be freestanding, it shall be affixed to building, It shall be illuminated during hours of operation only.
- Locations of exterior lighting shall be noted and approved by ZBA.
- No lighting shall shine off site.
- All exterior lighting shall be night sky complaint.
- Refuse shall be stored in designated receptacles and in a location approved by the ZBA.
- The Special Permit should be made subject to obtaining all federal and state licenses and permits.

The Planning Board also discussed additional items that the ZBA is urged to discuss and consider during the Special Permit hearing:

- All interior lighting shall be reflective of the residential nature of the zoning district.
- Exterior storage of equipment or materials shall not be visible from the public way so there is minimal impact on the surrounding residential zoning district.
- ZBA should discuss if functions or events are contemplated, and if so how often.
- Noise - the ZBA should discuss what typical noise level is anticipated from the machining operations.

Steve Grady - Is this different than Mark Borelli's machine shop? The Board noted that Mr. Borelli also obtained a special permit for that use.

A Motion was made by D. Thompson and decoded by T. Thomas to approve the recommendations and discussion items as listed above, and to submit these to the ZBA prior to the public hearing. Voted unanimously.

The chair recommended that that if any member of the Planning Board attends the ZBA meeting, they should not represent the Board but should be as a private citizen.

New Braintree Airport

The notes generated by CMRPC distributed (attached to the minutes). J. Kablack stated that CMRPC would like guidance on next steps. G. Stillman suggested that a very short bylaw

could be written and might be approved at ATM, but that many of the uses suggested by CMRPC are not appropriate for New Braintree. J. Ayer agreed.

Steve Grady stated that the airport use will cease to exist if residential uses are constructed there. Zoning changes will increase the value of the price of the property. He noted concern with the areas proposed for development by CMRPC - they are too close to his property line. He did not support development of the property as contemplated by CMRPC.

GS suggested narrowing the uses to include:

Cluster zoning with a Communal septic system or a Large cannabis facility, or some other use that could co-exist with the airport and with expedited permitting. She stated that the Town needs to be proactive and approve certain uses so that a developer might be encouraged to purchase the property.

T. Thomas stated that he would like to see the property revitalized.

The Board decided to table the discussion on this issue at this meeting.

Annual Report

J. Kablack distributed a draft report for the Board's consideration. It was noted that the issuance of 3 gravel permit renewals was missing from the report, and these will be added.

G. Stillman made a motion to approve the 2022 Annual Report as amended, T. Thomas seconded, and it was voted unanimously.

Minutes to approve

T. Thomas made a motion to approve the draft minutes dated 9/6/2022, 11/7/2022 and the regular session minutes from 12/13/2022, G. Stillman seconded, and they were voted unanimously.

The Minutes of 12/13/2022 Executive Session were amended to reflect recusal by G. Stillman. A motion was made by D. Thompson and seconded by T. Thomas to approve as amended. These were voted unanimously (4-0, with G. Stillman abstaining).

Mail

The Sexual Harassment Policy was distributed and members signed and returned the forms to the Select Board.

A Motion was made by D. Thompson and seconded by G. Stillman to adjourn 8:35 pm. Voted unanimously.