

Planning Board of Town of New Braintree

20 Memorial Drive
New Braintree, MA
E-Mail: planning@newbraintree.org
Web: <https://www.newbraintreema.us>

Call to Order:
Aug 1 2022 7:05PM

Attendees:
Genevieve Stillman, vice Chair
Jody Kablack
David Thompson
Stephen Thomas

Minutes Taker: Stephen Thomas

Dick Reavey (Bylaw Review Committee)

DRAFT Minutes

New Braintree Airport Initiative

Discussion online (Zoom Call) with CMRPC: Central Mass Regional Planning Commission
Planning for Growth, Housing and Services. Proactive planning on the airport property that is currently for sale.
Jane Wynick and Trish Settles from CMRPC

CMRPC gets \$270,000 from the State (almost) always annually, for last 15 years. \$40-50,000 left until the end of the calendar year. Trish has been talking with Jody and Genevieve about doing pro-active planning on the New Braintree airport, and this fits in well with CMRPC's Planning for Growth grants. They would review case studies and best practices. They can create maps and visual aids to show potential areas for development and preservation. Possible outcomes are suggestions on how to change zoning bylaws to encourage the types of development the Town needs and wants. Revenue generation is a top priority. Genevieve recapped the history of Tanner Airport. She thinks that rezoning the airport would be accepted by the locals and the town for specific types of development. Jody asked if CMRPC could provide information on the revenue that other communities are getting for marijuana businesses (non-retail). CMRPC can access information from the CCC (Cannabis Control Commission). A meeting with CMRPC's Physical Development subcommittee will be held on this coming Thursday, and this proposal will be discussed as a potential for a grant.

Further discussion between Planning Board members continued after the zoom call with CMRPC. Ideas such as creating an overlay district on the property were discussed. Any rezoning requires town meeting approval. The purpose of the studying the property is to establish criteria/zoning for the overlay district such that it will be ideal for specific types of development.

Motion made by Jody Kablack, seconded by Dave Thompson to start the process to create a committee to review the New Braintree Airport property for possible rezoning with the help of CMRPC.

Voted unanimously.

Gravel Permit Renewals

The public hearing on Gravel Permit renewals was continued. Jody Kablack noted that the Stotts had informed her that they were no longer seeking a renewal of their permit at 324 West Road.

Motion: To close the public hearing on gravel permit renewals for 2022.

By: Jody Kablack
voted: unanimously

second: Dave Thompson

Motion: to **Approve Minutes** from the June 6 (regular and executive session) and June 28, 2022 meeting

By: Jody Kablack
voted: unanimously

Second: David Thompson

Motion: to adjourn

By: Jody Kablack
voted: unanimously

second: Dave Thompson

Meeting adjourned 8:15 pm