

Planning Board Annual Report

July 1, 2009 to June 30, 2010

The Planning Board has been active this year. The Selectboard asked the Planning Board to develop a Right to Farm Bylaw, and it was passed at the Annual Town Meeting. (See Annual Report of the Agricultural Commission).

Following complaints about Scenic Road tree cutting violations a joint meeting with the Selectboard was held on March 17 which was attended by 21 people to discuss cutting of trees along town roads by the Highway Department. It was agreed to form a citizens committee co-chaired by Ted Cady, chair of the Planning Board and Nick Arguimbau, chair of the Selectboard. The Scenic Roads Policy Committee met weekly until April when a joint hearing with the Selectboard was held on April 17 for cutting two trees on Hockanum Rd., with the result that the proposed cutting was approved. The committee continued to meet about every three weeks and expects to have guidelines developed in 2011. The Board approved Ted Cady becoming a member of the Mass. Tree Wardens and Foresters Association in order to get two copies of the Tree Wardens Manual at a discount price of \$115 for senior citizen members.

In April the Selectboard asked the Planning Board to bring to the 2011 Annual Town Meeting a Flood Plain Zoning Overlay District so the town would be eligible for Hazard Mitigation Grants. A grant of technical assistance was received from FRCOG Planning Dept. Senior Planner Patricia Smith is working with the Planning Board and it is expected that the matter will be presented to the May 2011 Annual Town Meeting.

The Planning Board feels that towns with 35% or more of the town's area owned by the Commonwealth have been de facto determined by the Commonwealth to be rural/low density and therefore the provisions of MGL Chap. 40B requiring 10% of the housing to be low income should not apply because the low income housing standard is best and usually met though high density housing to hold costs down and this is counter to the Commonwealth's long standing policy of maintaining and increasing the acreage of holdings. This concept was present to the Selectboard which agreed, and a letter jointly signed by the Selectboard and Planning Board went out to the twelve towns with 35% or more of the land in the town owned by the Commonwealth was sent out at the end of June 2009. For the last year project manager Nick Arguimbau has been working to get all 13 towns with 35% or more of their land area held by the state to support our action plan.

Elan Sicroff took on the assignment of considering the passage of a noise and bright lights bylaw, but the effort was abandoned because of the press of other issues.

Elan Sicroff was reappointed to a 3 year term. Ted Cady was elected chair and Elan Sicroff was elected Secretary.

Plans of land for the following were certified:

November, Plan of Land of Joseph Rummell, 2 lots at 520 Orange Rd, Fee Rec. of \$270,
November, Plan of Arlan George Day, 2 lots at 288 Orange Rd, Fee Rec. of \$270,
March, Plan of Bradley Matthews, buy backland to merge with lot for garage, 2 lots at
516 Wendell Rd, Fee received of \$270,
April, Plan of land for Susan Paquet with addition of “and not a separate lot” with no
changes of boundary, Fee received of \$135,

The Board approved \$100 to send Ted Cady and Nick Arguimbau to CPTC training.

The Planning Board currently meets on the second Thursday of each month at 7:30 PM in the Town Hall. You are welcome to attend. It is possible that meeting times will change, so it is a good idea to check with a member before attending.

Ted Cady, Chair
Elan Sicroff, Secretary
John Williamson
Brad Compton
Nicholas Arguimbau