

PLANNING BOARD

Town Hall, 807 Mill River Southfield Road, Mill River, MA 01244

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VIA TELECONFERENCING

Wednesday, October 27, 2021

7:00 p.m.

Members Present: Mark Carson, Chair
Bob Hartt, Vice Chair
Tom Sebestyen
Jon James

Others Present: Sharon Fleck, Secretary

The meeting was called to order at 7:01 p.m.

A motion was made, seconded and so voted to call the meeting to order at 7:01 p.m.

Mark Carson, Bob Hartt, Tom Sebestyen and Jon James voted to approve the meeting being called to order at 7:05 p.m.

Review Plans, if Any

There were no new plans to review.

Review Minutes of October 13, 2021

The minutes were held until the next meeting

New Business, if any

- Knight Road – Tom has not had the opportunity to listen to any noise emitted from the solar field on Knight Road but will visit the site before the next meeting.
- New Construction Flow Chart – No additional work has been done on the flow chart.

- Riverbank Remediation – Discussions continued about what can be done to remediate the erosion to the riverbank. At this time, grants will not be available as the work to be done is on private property. Only emergency work could be done if the river overruns the road making it impassable. The engineering cost alone is \$200,000 and it is estimated that it will take over a year to get the permits necessary to work on the erosion problem and stabilize the road. No homes are affected, only pasture land and the road. Per the DEP, no stones are to be put into the river.
- The Board of Selectmen is working with the Housing Committee on affordable housing. Restaurants and businesses in Town are having difficulty finding people to work and it is felt that affordable housing would attract more workers to the area.
- The Board had a discussion as to whether or not it is feasible to make Town Hall ADA compliant or to build a new Town Hall. Estimates for making Town Hall ADA compliant range from \$2-\$3 million.

Old Business


Bob and Tom will get together so discussions can continue about Dark Sky at the November 10 meeting.

The Board discussed having a 40' setback bylaw (from a 25' setback) for new housing in the Lake Buel area, however, it was felt this would be very difficult to accomplish. However, in a tear down, new construction could be limited to the same footprint of the existing home.

A motion was made, seconded and so voted to adjourn the meeting at 7:45 p.m.

Mark Carson, Bob Hartt, Tom Sebestyen and Jon James agreed to adjourn to meeting at 7:45 p.m.

The next Planning Board meeting will be held on Wednesday, November 10, 2021 at 7:00 p.m.

Approved:  _____

Date: December 8, 2021