

PLANNING BOARD

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

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VIA TELECONFERENCING

Wednesday, March 10, 2021

Minutes

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

Others Present: Jeremia Pollard, Town Counsel
Alexander Thorp, Accord Eng.
Larry Burke, NM5VN

The meeting is being recorded by freeconference.com for the purposes of transcription.

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

Mark Carson, Bob Hartt, Paul Marcel Tom Sebestyen and Jon James agreed to call the meeting to order.

Town Counsel – Discussion – Bylaw Procedures

The discussion revolved around the change of use for Cassils to be taken over by John Dewey Academy which is a non-profit. Town Counsel, Jeremia Pollard, advised that Special Permits are not needed for educational or religious uses; however, they must comply with 7.1.1.3 bylaw. Approval cannot be unreasonably withheld. Site plan approval can only be made by with a bylaw change. This proper is approximately 5-20 acres.

A motion was made, seconded and so voted to approve the change of use for the Cassils property.

Mark Carson, Bob Hartt, Paul Marcel Tom Sebestyen and Jon James approved this change.

Discuss Budget

A motion was made, seconded and so voted to approve the FY 22 budget.

Mark Carson, Bob Hartt, Paul Marcel Tom Sebestyen and Jon James approved the FY 22 budget.

Review Plans as needed

The Land Trust is selling the old Rooney house which is grandfathered. The house is historical and has a buyer who will renovate the home. Alexander Thorp stated there are 22 acres of land and meet setback requirements.

A motion was made, seconded and so voted to accept the site plan as presented.

Mark Carson, Bob Hartt, Paul Marcel Tom Sebestyen and Jon James approved the site plan as presented.

Burnett Property

A motion was made, seconded and so voted to approve the sale of the 4.32 Margaret Burnett property to Greg Poole, as the Town was not interested in purchasing the land-locked property.

Mark Carson, Bob Hartt, Paul Marcel Tom Sebestyen and Jon James approved the sale of this property.

Review Dark Sky Bylaw

Tabled until the next meeting.

Driveway Regulations

Highway Superintendent, Chuck Loring, has approved the regulation for emergency vehicle use. The Conservation Commission has also approved the regulation.

Review unregistered automobiles


Bob stated that the purpose of the bylaw is to protect the values of the homes as well as to preserve the natural beauty of the community. This bylaw will include farm equipment, log splitters, etc. An appeal to the Board of Selectmen can be submitted within 30 days of the notice of violation to remove the vehicle.

Review Mail

The Board of Selectmen approved the construction of a new deck for Michael Randi in the Lake Buel district and an accessory dwelling with a driveway issue.

A motion was made, seconded and so voted to adjourn the meeting at 8:11 p.m.

Mark Carson, Bob Hartt, Paul Marcel Tom Sebestyen and Jon James approved the motion to adjourn.

Approved:  _____

Date: April 14, 2021 _____