

## **PLANNING BOARD**

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

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### **VIA TELECONFERENCING**

**Wednesday, May 26, 2021**

**7:00 p.m.**

**Minutes**

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

Others Present: Tara B. White, Board of Selectmen  
Vicki Reardon, Resident  
Abigail Crine, Resident  
Larry Burke, NM5VN

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

A motion was made, seconded and so voted to call the meeting to order at 7:03 p.m.

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

#### Review Minutes of May 12, 2021

A motion was made, seconded and so voted to approve the minutes of May 12, 2021 as amended.

Mark Carson, Bob Hartt, Jon James and Paul Marcel approved the minutes of May 12, 2021 as amended.

#### Review Mail – Don Torrico Application for Endorsement

The plans for Don Torrico's home on Rt. 183 were reviewed by Mark. He reported that the plans meet all the requirements for Form A and met setback regulations. He recommended approval of the plan. The Mylars are Town Hall and have to be signed.

#### New Business, if any

Mark referred to Dan Doern's list dated June 24, 2020 who recommended that the Planning Board review the Protective Bylaws with the Building Inspector which Mark felt needed "tweaking" and updating.

Bob will review with the Historical Commission on June 28 its plans for the demolition of Historic properties and report back to the Board. Bob stated he had a problem with the demolition's twelve month waiting period before a property can be demolished. Vicki Reardon also had a problem with the Demolition Bylaw, as

she purchased a home which is on the Historic Property list that she wants to renovate. She stated that the draft of the bylaw stated that any change would have to be approved by the Historical Commission. Vicki feels that the proposed bylaw is weighted more toward the Historical Society than with the Planning Board. A question was raised as to what if a historic property was in bad shape and wasn't sold, what happens to the home. The law should not prevent people from improving historic homes. There are occasions when the Historical Commission goes through the State in which case any changes in Town bylaws would have to be adopted by the Town.

Abigail Crine is now living in a historic home left to her by her parents and has done renovations on the home in Hartsville. She stated that her home is losing value now because of the abandoned/needing repair homes that surround her; and if she were to sell the home, a potential buyer would have to wait a year before demolition, potentially causing a financial hardship.

Mark stated that Ridgeline is being pursued by the Conservation Commission.

Mark stated he would prefer to continue discussions regarding Dark Sky, as opposed to taking on more than the Board could handle at this time.

#### Review Mail

The Board reviewed the mail.

#### New Business

The last Zoom meeting will be on Wednesday, June 9. After that time, the Board will be able to meet in person. A member will be able to call in as long as there is a quorum physically present. The agenda will include Reorganization and Dark Sky.


#### Old Business

Mark reported that the Board of Selectmen approved the Special Permit for the Old Inn on the Green with the following stipulations: (1) no outdoor lighting, (2) no one can exit onto the Town road, (3) outdoor seating capacity will be limited to 20 tables. There are still unresolved parking issues.

#### Public Comment - none

A motion was made, seconded and so voted to adjourn the meeting at 7:47 p.m.

Mark Carson, Bob Hartt and Jon James approved the motion to adjourn.

Approved:  \_\_\_\_\_

Date: June 9, 2021