

Minutes of Planning Board Meeting
Virtual Meeting via Zoom
September 27, 2022

Present: Members Judy Markland, Sara Cooper, Tom Litwin, Brant Cheikes
Hannah Davis (Town of Whately Staff)
Members Absent: Don Sluter

The meeting was held remotely, via Zoom.

Virtual Guests:

John Place
Tim Nourse
Rachel Monette

I. Call to Order, 5:04 p.m.
The meeting was recorded.

II. ANR Application for Nourse, 29 River Road

Tim Nourse explained that the bank had requested that the lot line between the parcel owned by Mary Nourse and that owned by the Nourse LLC be moved so that the barn is entirely within the business parcel. They need to take the almost triangular piece out of the main parcel and add it to the LLC, by the small movement of an existing property line. None of the land involved is under the Agricultural Protection Act, it still meets the frontage requirements, and this is a straightforward request. Judy moved to accept the ANR and Sara seconded the motion. Judy, Sara, Tom, and Brant each voted Aye and the ANR was endorsed unanimously. Tim Nourse said the mylar copy, four paper copies, the signed certificate, and a check for \$50 have all been submitted to the Town Clerk. The board members will need to go to town offices to sign the mylar and paper copies. Brant will retrieve the Planning Board stamp at town offices. As soon as the documents (also including the signed Form A, stating the ANR has been endorsed) have been signed and stamped, Brant or Town Clerk Amy Schrader will email Tim Nourse that they are ready for pickup.

III. Discussion of ANR Application Guidelines

Judy's draft revision of Form A was discussed, and changes were made to two areas. On the front, space was added for the address and number of the affected parcel. On the back, language was changed in item 2), which now reads,
"Please submit the following to the Town Clerk: four copies of Form A and of the proposed plan, one digital copy of the plan, and a check for \$50 made out to the Town of Whately. One paper copy is for the Planning Board, one for the Town Clerk, one for the Assessor and one for you. You will also need to bring a copy of the plan on mylar for Planning Board endorsement before it can be submitted to the Registry of Deeds."

Brant moved to accept the revised Form A as amended and Sara seconded the motion. Judy, Tom, Sara, and Brant each voted Aye, and the revision to Form A was approved unanimously.

Judy noted the need to do a later update of the subdivision regulations. The discussion about updating them will not have to go to Town Meeting but will require a public hearing. Since ad costs are high, Judy suggested that the next time the Planning Board has a public hearing for something else it could attach this matter to the agenda and avoid having two sets of advertising costs.

IV. Approval of minutes

Review of draft minutes for July 26, 2022 was postponed to next meeting.

V. Additional Items Not Anticipated

Brant shared an email received Monday, 9/26/22 from DMCTC explaining that they want to add greenhouse grow lighting at 7 River Road (to be covered to prevent light pollution) and that their energy use will change because of this. There will be no change to the buildings, but to the operation. The board discussed how this will become a completely different kind of marijuana processing under Whately's bylaws. The board will need more information and will want to make conditions. This will require a new site plan review. DMCTC is already applying for a new ZBA special permit. Brant will reply to DMCTC to let them know they will need a new site plan review. Also, Brant spoke with Tim Smith, an abutter to the project, and the complaint about light glare has been resolved. Mr. Smith said there had only been a single incident.

Judy noted that the Selectboard is meeting tonight and will probably discuss a draft letter from them to the building inspector regarding the Monahan property. Tomorrow the board could ask for a copy of the letter.

VI. Adjournment

At 5:38 pm the Board adjourned.

Documents Reviewed (kept in the Planning Board files)

1. An ANR Application for Nourse, 29 River Road. Form A and plan of land.
2. Judy's September 2022 draft revision of Form A.
3. An email to the board received Monday, 9/26/22 from DMCTC.

Mary McCarthy
Secretary, Planning Board
Town of Whately, MA