

TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2019

11/26/19

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2 The meeting was called to order at 6:30 p.m. by Planning Board Chairman Peter Hogan.
3 Present were Vice Chairman Mark Suennen, regular Board member David Litwinovich and Ex-
4 Officio Joe Constance.

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6 Also present were Planning Coordinator Shannon Silver and Planning Board Assistant
7 Nadine Scholes.

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9 Absent were Planning Consultant Mark Fougere, regular Board member Ed Carroll and
10 Alternate Board member Amy Sanders.

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12 Present in the audience for all or part of the meeting were Ellen Ruggles, Scott Byam,
13 Jonathan Willard, Jessica Willard, Laura Bernard and Dean Dezak.

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15 **Discussion, re: 2020 Planning Board Goals.**

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17 The Planning Coordinator Shannon Silver explained that the items completed this year
18 could be removed from the goals list, such as the Fire Fighting Water Supply Regulations and
19 the Planning Board Fee Schedule. The Subdivision Regulations are under review and will be
20 ongoing until the revised Regulations are adopted by the Board at a Public Hearing. She asked
21 if the Board members had any items to add to the list or if she should spend more time on com-
22 pleting any of the ongoing items listed.

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24 Joe Constance noted that he had requested the Road Agent create a road maintenance
25 schedule with specific times of the year when the noted maintenance should be completed. He
26 continued that the Road Committee had planned on reviewing all the necessary road upgrade
27 improvements and how those improvements could be funded. Joe Constance said that although
28 he was not the current Selectmen Ex-Officio on the Road Committee, he would still be able to
29 keep the Planning Board up to date. David Litwinovich asked if these road improvements
30 would be added as a CIP item. Joe Constance said maybe, but that would be something the
31 Road Committee would need to decide.

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33 The Planning Coordinator Shannon Silver noted that she had no recent updates or emails
34 regarding the CEDS program, she would follow up with Ed Carroll for updates.

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36 David Litwinovich noted that he had finished the Water Resources Management Plan and
37 had it ready in a word document to be reviewed and cleaned up. He asked if Mark Fougere
38 could review that document before providing it to the Board for review. The Planning Coordi-
39 nator Shannon Silver requested that David Litwinovich email her the drafted document and she
40 could review that with Mark Fougere.

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42 David Litwinovich confirmed that the Workforce/Multi-Family Housing would remain
43 ongoing and should be reviewed on a biannual basis to meet the State Statue. Mark Suennen
44 noted that Board would only need to review if the State adopts new regulations.

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Discussion, re: 2020 Planning Board Goals, cont.

The Planning Coordinator Shannon Silver noted that there are not many open accounts left for off site road improvements. Most of the funds collected in the past had to be returned because they were not used within the 6 year time frame. She suggested to the Road Agent that other options are considered for necessary off site road improvements for any new subdivision developments. Other options will need to be reviewed and discussed with the Road Agent in 2020.

Mark Suennen noted that the Board should start on reviewing the Non-Residential Site Plan Regulations immediately after the Subdivision Regulation revision is complete. The Board agreed.

David Litwinovich noted that the CIP Committee is short a few members, one At-Large member and another Finance Committee Representative would be needed. He suggested advertising to fill these positions and the Planning Board could also advertise for another Alternate member. The Planning Coordinator Shannon Silver said that she would add an item on the goals list for recruitment for Board and Committee members.

EDWARDS, JOSHUA W. (OWNER)

Adjourned from October 8, 2019

EDWARDS, JESSICA L. (OWNER)

KEACH-NORDSTORM ASSOCIATES, INC. (APPLICANT)

Submission of Application/Public Hearing/Major Subdivision/6 Lots

Location: Tucker Mill Road & Dougherty Lane

Tax Map/Lot #2/151

Residential-Agricultural "R-A" District

Peter Hogan opened the hearing and noted that the applicant requested to adjourn the hearing to the January 28, 2020, Planning Board meeting. The owners are currently working with the Conservation Commission on protection options for the land along the river.

Mark Suennen **MOVED** to open and adjourn the hearing, to be continued at the meeting on January 28, 2020, at 7:00 p.m. +/-.

David Litwinovich seconded the motion and it **PASSED** unanimously.

Miscellaneous Business and correspondence for the meeting of November 26, 2019, including, but not limited to:

1. Discussion with Jonathan Willard, re: potential change in permitted Commercial use for property located at 20 River Road, Tax Map/Lot #18/20. (Jonathan Willard to be present)

Jonathan Willard explained that his tenants 'Little People's Depot' notified him that this would officially be their last year. He explained that he would like to discuss what would be

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Miscellaneous Business and correspondence, cont.

required to be able to start up a brewery and a tavern in that space. The building also has 2 residential apartments. Jonathan Willard mentioned that the septic had been updated to an aerobic septic system about 12 years ago, which would be the only acceptable system that would allow brewing on site because no brewing waste can be directed into the septic.

Jonathan Willard noted that he knew the existing driveway would need to be upgraded to have enough room for entry and exit on River Road. Currently, it is wide enough to only fit one vehicle at a time. The driveway would be permitted through the State because River Road (Route 13) is a State road.

Jonathan Willard explained that the brewery and a taproom would be his first priority to get up and running then adding a tavern with some food service. Joe Constance asked if the proposal would be submitted with all the proposed pieces or would it be phased. Jonathan Willard said he preferred to submit as one proposal from the beginning, but the project itself may need to be phased depending on the success once the brewery was open.

Jonathan Willard noted that the day care would be done sometime in June 2020 and he planned on coming back in the spring with an application for site plan. Peter Hogan mentioned that the State should have required permitting for this type of operation. He was unsure how long the State permitting process would take, but the application could be submitted any time for the Board to review the site plan.

David Litwinovich noted some of the specific items that the Board would be concerned with and should be included on the site plan. Mark Suennen stated that his biggest concern would be parking and traffic. He noted that there should be enough off-street parking to meet the space or capacity requirements for this type of use. The Planning Coordinator Shannon Silver noted the closest use currently permitted in the COM district that a brewery could fall under would be a restaurant, which required 1 parking space for every 3 seats in the NRSPR Regulations.

Mark Suennen explained that if either of the residential apartments is used for the brewery or any other use and is non-existent for 2 years the residential use would no longer be grandfathered for this property. It would be difficult to reinstate the residential use on a COM property because residential use is not permitted in the Small Planned Commercial District.

2. Approval of the October 22, 2019, meeting minutes, with or without changes. (distributed by email)

Mark Suennen **MOVED** to approve the October 22, 2019, meeting minutes as amended. Joe Constance seconded the motion and it **PASSED** unanimously.

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Miscellaneous Business and correspondence, cont.

3. Distribution of the November 12, 2019, meeting minutes, for approval at the December 10, 2019, meeting, with or without changes. (distributed by email)
4. Endorsement of a Site Review Agreement, for Rag Reality, LLC, Emily Shellenberger and Peter Shellenberger, d/b/a 'Live Bee, or Die Farm', for Tax Map/Lot #6/40-1, 7 Byam Road, Retail Flower Store, by the Planning Board Chairman.
5. Endorsement of a Non-Residential Site Plan, for Rag Reality, LLC, Emily Shellenberger and Peter Shellenberger, d/b/a 'Live Bee, or Die Farm', for Tax Map/Lot #6/40-1, 7 Byam Road, Retail Flower Store, by the Planning Board Chairman and Secretary.

Mark Suennen **MOVED** to adjourn the meeting at 7:10 p.m.
Joe Constance seconded the motion and it **PASSED** unanimously.

Respectfully submitted,
Nadine Scholes, Planning Board Assistant

Minutes Approved: 1/14/2020