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By Karen Wilber, Town Clerk's Office at 4:25 pm, Oct 12, 2021

# TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 10.05.2021

## Planning Board Zoom Meeting Minutes September 21, 2021

**Members (Remotely):** Kerri Martinek, Chair; Amy Poretsky, Vice Chair; Anthony Ziton; Mille Milton; Michelle Gillespie

**Members Absent:** None

**Others (Remotely):** Kathy Joubert (Town Planner)

The Chair opened the remote meeting at 6:00 p.m. and made the announcement that the open meeting of the Northborough Planning Board is being conducted remotely consistent with Governor Baker's Executive Order of June 16, 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency. All members of the Planning Board are allowed and encouraged to participate remotely. This Order allows the Planning Board to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along the deliberations of the meeting. The public is encouraged to follow along using the posted agenda unless the Chair notes otherwise. Members of the public who wish to view the live stream of this meeting can do so by going to Northborough remote meetings on YouTube via the link listed on the agenda. Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will not feature public comment. The process was explained.

Member and Staff roll call was taken: Millie Milton, Anthony Ziton, Michelle Gillespie, Amy Poretsky, Kerri Martinek, Kathy Joubert (Town Planner)

### Old/New Business

ANR for 69-76 Summer Street – Ms. Joubert explained that the vacant lot (Parcel 2a and 2b) is owned by the Gleason's and the Mueller's. They want to split the lot and combine it with each of their properties. Ms. Poretsky made a motion to approve the ANR Plan for 69-76 Summer Street; Ms. Milton seconded; roll call vote: Milton-aye; Poretsky-aye; Gillespie-aye; Ziton-aye; Martinek-aye; motion approved.

Upcoming Planning Board Meetings are October 5, 2021 and October 19, 2021; The next ZBA Meeting is September 28, 2021.

Master Plan Implementation Committee – The Committee will meet on September 30<sup>th</sup> without the consultants, and then again on October 21<sup>st</sup>. Ms. Joubert explained that the first meeting was a meet and greet. Priorities of the implementation chapter will be discussed at the October 21<sup>st</sup> meeting.

Planning Board Rules and Regs Review and Update – Ms. Joubert received some responses and will prepare a summary for the next meeting.

Consideration of Minutes (09.07.21) – Tabled to October 5<sup>th</sup>.

Annual Town Meeting Zoning Bylaws Discussion – In order to continue to move forward, members can send information to Ms. Joubert and she will forward it to the board.

Ms. Poretsky sent information out on (1) the brewery bylaw; (2) three definitions for a warehouse and distribution that was done by the Town of Sutton; and (3) dark skies. She also mentioned looking at site plan and special permit conditions relating to environmental factors in other towns. The list of considerations from other board members includes sober homes, viability of downtown in conjunction with specific water requirements, externally lit signs for downtown, allowing commercial uses in industrial zones, MPIC and the Historical Society (Ms. Martinek will check if anything is time sensitive), home occupation and cars, conversion only in downtown, information from the GIS department regarding Mr. Hutchins' request (a program needs to be written to do the frontage). Regarding the overlay for Ridge Road, the town has not heard from the person who was going to write his own bylaw. Ms. Martinek discussed a possible moratorium on industrial uses and Ms. Joubert will ask other towns how and why they are imposing moratoriums. Ms. Poretsky discussed deleting the Groundwater Advisory Committee from the process of reviewing groundwater applications and eliminating use variances were also discussed.

Ms. Poretsky made a motion to adjourn from the public portion of our meeting and go into Executive Session under Chapter 30A, Section 21A3 for the following purposes declared by the Chair in which we will not return to open session at the conclusion of Executive Session. The reasons the Chair is declaring Executive Session is pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (litigation) [1] regarding The Gutierrez Company v. Northborough Planning Board, Land Court Case No. 21 MISC 000380, if the Chair declares that an open meeting may have a detrimental effect on the litigating position of the Board. [2] Also by M.G.L., Chapter 30A, Section 21, Subsection 3 (litigation) regarding The Gutierrez Company v. Northborough Planning Board, Land Court Case No. 21 MISC 000046, if the Chair declares that an open meeting may have a detrimental effect on the litigating position of the Board. [3] pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (litigation) regarding Abu Construction, Inc. and Ka Realty, Inc. v. Town of Northborough and Northborough Planning Board, Worcester Superior Court Civil Action No. 1985CV00178, if the Chair declares that an open meeting may have a detrimental effect on the litigating position of the Board and the Town. Mr. Ziton seconded; roll call vote: Milton-aye; Poretsky-aye; Gillespie-aye; Ziton-aye; Martinek-aye; motion approved.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Melanie Rich  
Board Secretary