

Rowe Planning Board

May 19, 2021

6:30 P.M.

Planning

Board: Chair Paul McLatchy III, Vice-Chair Ben Werner, Charles Sokol

Absent: Daniel Burke, Jessica Albrecht

Audience of

Citizens: None

Call to Order: Paul McLatchy III called the Planning Board meeting to order at 6:30 P.M., a quorum of the committee present.

Introduction of New Members: Each of the three newly-elected planning board members, including Paul McLatchy III, Ben Werner, and Charles Sokol, introduced themselves to the group.

Election of Officers: Paul McLatchy III explained that Dan Burke had explained he would be unable to attend any meetings, either in person or remotely, until sometime later in the summer due to obligations out-of-state. Paul also informed us that he had not heard back from Jessica Albrecht regarding if she would be able to attend this meeting. As she had not arrived, the remaining members who were present opted to proceed in electing officer positions for the Planning Board. After a brief discussion of the duties of the various positions, and after Charles Sokol explained he felt it might be seen as improper to have the Chair of the Planning Board be the same person as the Chair of the Board of Selectmen (a position he holds), officer positions were proposed:

A motion was made by Paul McLatchy III and seconded by Ben Werner to nominate Paul McLatchy III for the position of Chairperson, Ben Werner for the position of Vice-Chairperson, and Charles Sokol for the positions of Secretary and Clerk.

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

Select Representative to the Franklin Regional Planning Board: After a brief discussion of the value of having representation of the Rowe Planning Board at the Franklin Regional Planning Board, and after each member considering their likely availability for attending those meetings, a representative was proposed:

A motion was made by Charles Sokol and seconded by Ben Werner to appoint Paul McLatchy III as the Rowe representative to the Franklin Regional Planning Board.

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

Signing Bills on Behalf of the Board: Paul McLatchy III suggested that there would be clerical benefits to having a single person be authorized to sign bills on behalf of and with the approval of the Planning Board pursuant to MGL C. 41 S. 56.

A motion was made by Ben Werner and seconded by Charles Sokol to authorize the Planning Board Chair to sign bills on behalf of and with the approval of the Planning Board pursuant to MGL C. 41 S. 56.

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

Retain Current Planning Board Legal Council: Paul McLatchy III suggested that the reasons the Board of Selectmen changed town legal counsel to KP Law from Donna MacNicol, who is still the Planning Board's legal counsel, may not be an issue for the planning board. Most notably, the slower response time from Donna MacNicol may not be an issue for the planning board as the issues this board deals with tend to be less time-sensitive than those dealt with by the Board of Selectmen. He also noted that Donna MacNicol is less expensive than KP Law, and is local to the region. Charles Sokol asked if it were possible that the Planning Board could switch representation in the future if issues with Donna MacNicol led them to desire to do so, to which Paul McLatchy III responded affirmatively.

A motion was made by Charles Sokol and seconded by Ben Werner to retain Donna MacNicol as the legal counsel for the Planning Board.

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

Authorize the Chair to Communicate with Planning Board Legal Counsel as Required:

Paul McLatchy III explained that historically the Planning Board chair was authorized by the board to reach out to counsel as required for board business.

A motion was made by Charles Sokol and seconded by Ben Werner to allow the Planning Board Chair to consult with counsel as required for Planning Board business.

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

Receive as Filed Special Permit Application – David Poehlein: Paul McLatchy III explained that Rowe Zoning Bylaw Section 18 define filing of a special permit application with the planning board as occurring at one of the boards regularly scheduled meetings. A special permit application by David Poehlin was delivered to the Town Clerk and to the planning board’s town mailbox in October, 2020, but due to the aforementioned bylaw has not yet been officially filed with the Planning Board as no meetings have occurred after that special permit application was submitted.

A motion was made by Charles Sokol and seconded by Ben Werner to officially receive as filed the special permit application from David Poehlein of 61 Zoar Rd to use his premises as a short-term rental (“Tourist Home”).

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

Public Hearing Notice for Bylaw Change: Paul McLatchy III directed our attention to the public hearing notification requirements as outlined in the Rowe Zoning Bylaws, and suggested we consider suggesting a bylaw change to Section 20 to lessen the cost of those notifications to the town. Charles Sokol suggested that additional revisions to bylaws might be worth considering as well, such as changing the requirements for an official filing of a special permit application as defined in Section 18. Paul MacLatchy suggested that there may be benefit to scheduling any such bylaw change hearings on the same night as the public hearing for the Poehlien special permit. The consensus of the group was that this idea made sense, and the date of that public hearing would be discussed further at the next Planning Board meeting.

Receive as Filed Special Permit Application – Marylin Wilson and Ray Wilson: Paul McLatchy III expressed confusion as to why this particular application would have come to the planning board as it is unclear as to why this application, which concerns replacing an old accessory building – in this case, what seemed to be best described as a “shed” – with a new accessory building of the same size for the same purpose on the same footprint as the old accessory building. A site plan diagram suggested the existing (and new) structure is well beyond the limitations outlined in Section 4 (at least 20 feet from a street line) and Section 8 (30 at least 30 feet from the side or rear lines of the lot). Paul McLatchy III said he would reach out to the building inspector to determine why this application would require planning board action.

A motion was made by Paul McLatchy III and seconded by Charles Sokol to officially receive as filed the special permit application from Marylin Wilson and Ray Wilson of 37 Potter Rd to replace an existing accessory “shed” structure with a new accessory “shed” structure.

Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

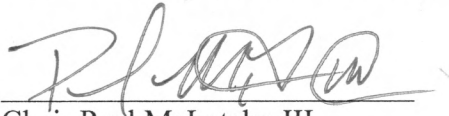
Adjourn:

A motion was made by Charles Sokol and seconded by Ben Werner to adjourn the Planning Board meeting at 7:08 P.M.

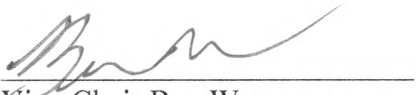
Paul McLatchy III	-	Yes
Ben Werner	-	Yes
Daniel Burke	-	Not Present
Jessica Albrecht	-	Not Present
Charles Sokol	-	Yes

*Respectfully Submitted,
Charles Sokol, Secretary*

Approved: 06 / 17 / 2021



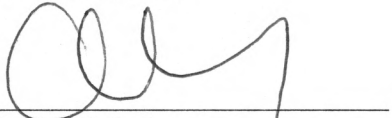
Chair Paul McLatchy III



Vice-Chair Ben Werner

Daniel Burke

Jessica Albrecht



Charles Sokol

Attachments:

- Agenda
- Emily Boss email
- David Poehlin special permit application
- Marylin Wilson and Ray Wilson special permit applicaiton