

**Land Use Planning Committee
Summary of May 20, 2002 Meeting
Olde Stone Building**

Members Present: R. Toole, A. Woodruff
Staff Present: Jennifer Rand, Bill Wilcox
Others Present: R, Barbini

Meeting opened at 5:30 PM by Richard Toole & adjourned at 6:00

B.A.D.D.

R. Toole asked staff if there were any outstanding zoning issues. Staff explained they had given Commissioners a copy of §3 of M.G.L. Chapter 40A which grants wide exemptions to zoning for agricultural practices. The State's definition of agriculture would include the operations on this site.

R. Toole then asked staff about the issue of requiring the applicant to run town water to the site and about requiring a more extensive environmental study of the property. Regarding town water, B. Wilcox said he would recommend this as a condition based on the information provided and conversations with the Town Health Inspector. Wilcox then went on to say he was not sure it was necessary, for this project request, to require a more extensive environmental study. He pointed out that at some later date if the applicant wanted to do anything with the large parcel it was likely to require this study, particularly if a bank was involved. He said that the intensive studies were very expensive. A. Woodruff asked if the previous owner would be liable to environmental damage they caused. Wilcox said yes. R. Toole asked if a lysimeter should be required under the greenhouse. Wilcox said he felt the result would be very difficult to interpret so it would not necessarily be useful.

R. Toole continued through his list of concerns raised at the public hearing and asked about the soda machine light. Staff suggested it would be an easy fix with a condition to move the machine to a non-offensive spot or remove it.

R. Toole finished his list with a question about whether the drop off at the back of the new lots was a regional issue and if it made sense for the MVC to condition that. A. Woodruff said he didn't see how that was regional, staff concurred.

A. Woodruff asked about the compost pile and stump dumps regarding location, and if there was anything the town Board of Health couldn't do that the MVC could. Staff said the Board of Health had broad powers to address the issues, and in fact were working with the applicant now.

Woodruff made a motion, seconded by Toole to recommend approval with conditions for this project to the full MVC. The vote was unanimous.