

TOWN OF PLAINFIELD

Zoning Board of Appeals

Meeting Minutes

Thursday, October 20, 2016 at 7:00 PM

at the Plainfield Town Hall

Members Present. , Joan Wattman, Laurie Israel, and Alternate Ann Irvine. Peg Keller absent due to illness. Ann Irvine is serving as voting member in the absence of member Peg Keller. Members present asked Laurie Israel to moderate the meeting.

Call to Order: The meeting commenced at 7:02 p.m.

Reviewed and Approved Minutes: Member Joan Wattman made a motion to approve the minutes of the September 15, 2016 meeting, seconded by Member Laurie Israel. The vote in favor was unanimous.

Updated: Technical Assistance Request/ PVPC. Ann was at the Select Board meeting on October 11. The Select Board said we could go ahead. Peg Keller will ask for a consultant from PVPC to come to give us information session on the distinction between special permits and variances and other issues that might be helpful for us to learn about.

Continued Discussion: New Solar Bylaw; ZBA Rules and Regulations. We will continue to review the Plainfield Zoning By-Laws and to work on a list of questions to be addressed in a joint meeting with Planning Board. We copied the list of issues that Ann identified last month in the new Solar By-law provisions, and will discuss this again at the next meeting, and add any other issues that other members identify. Joan will scan Ann's list and email it to Peg Keller.

New Business: Voting Rules of ZBA. Laurie looked it up and found M.G.L. Chapter 40A, section 9, which says for a special permit a three-member board needs to be a unanimous vote. For other votes, the Town By-Laws and Mass. Statutes are silent. Ann made the motion that for the future that our practice will be to decide votes other than special permits by majority rules. Seconded by Joan Wattman. Voted affirmative unanimously. Laurie looked at the statute and discovered that what was previously called the secretary is actually called a clerk. M.G.L. ch. 40A, section 12. We will put on the agenda for next month what constitutes a quorum.

New Business: Track down narrative submitted with Special Permit application of Addiction Campuses, and provide to Town Hall for their Special Permit file.

Future Meetings: It was determined that at least through to the end of the calendar year, the ZB would meet on the 3rd Thursday of the month at 7:00 p.m (The next two meetings will be held on Nov. 17 and December 15). Alternate Anne Irvine will notify the Plainfield Post and town office personnel and post notices at Town Hall and Town Hall Offices within the prescribed time.

Adjournment: There being no further business to discuss, the meeting concluded at 8:25 p.m. with a motion to adjourn by Joan which was seconded by Ann, and unanimously approved.

Respectfully submitted,

Laurie Israel, Clerk (formerly Secretary)