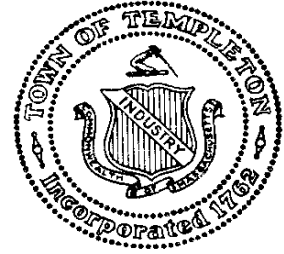


MEMORANDUM – OFFICE OF DEVELOPMENT SERVICES

TO: Select Board
FROM: Laurie Wiita
RE: FY 23 First Quarter Report
DATE: October 18, 2022



DIRECTOR – The second round of Green Communities funding was received in the amount of \$76,590 and will be used for the weatherization of town buildings. During the first quarter most of MA was in a critical drought condition and we provided ideas to conserve water and conferred with the water department on a water ban. Prepared and presented fourth quarter report to Select Board. Worked with Asst. TA on job description for position that will incorporate CPC duties. Participated in meeting and provided information for MS4 annual report to Fuss & O’Neill for submission to EPA/MassDEP. Completed installment four cybersecurity training. Worked with MRPC on a quote for updating the Master Plan and provide quote to TA; all departments participated in providing information to MRPC for Green Communities annual report. Met with TA, DPW Director and Select Board member pertaining to issue at 59 Brooks Village.

COVID-19 – During the first quarter, Templeton had an average of 13 positive cases per week (down from last quarter), numbers reported by the State of MA pertaining to positive cases in Templeton, can be found at [COVID-19 Response Reporting | Mass.gov](https://www.mass.gov/info-details/covid-19-response-reporting). Through a grant with the state, we received 4,000+ at home test kits to be available throughout town offices for the residents. On September 14, 2022, the COA hosted a vaccine clinic with the COVID-19 response team and provide all COVID vaccine types, a great success. Templeton has had no reports of any cases of monkeypox.

The Building Commissioner and Administrative Assistant – During the first quarter of FY ’23 this office issued eighty-six building permits with fee income totaling \$28,215 and estimated construction value of \$3,778,300. This includes six commercial alterations, seven new residential homes, and seventy-three residential alterations; eight occupancy and forty certificates of completion were issued; sixty-seven electrical permits were issued with fee income totaling \$7,180, including eleven commercial alterations, eight new residential, and forty-eight residential alterations; twenty plumbing permits were issued with fee income totaling \$2,905 and includes one commercial alteration, five new residential and fourteen residential alterations; and fourteen gas permits were issued with fee income totaling \$1,205 and includes one commercial alteration, seven new residential and six residential alterations. Building Commissioner in conjunction with the Fire Chief completed the safety inspections at Templeton Elementary, Middle, and High School; no violations noted, and certificates issued. File room five has been cleaned and organized, files contain plans, permits, certificates and correspondence for all properties developed in Templeton. Building Department fees have been researched and compared to peers and a draft will be presented to the Select Board on 10/26/2022. Online permitting research is near completion and will be presented at date to be determined.

The Agricultural Commission – The department continued to take complaints from 191 Hubbardston, 207 North Main and 23 Pine Point for various chicken/rooster related issues. BOH reached out with questions about manure management; AgCom will be meeting every other month beginning 8/29/22 (1st Monday @ 6:00 pm). Matthew LeClerc and Timothy Rotti appointed to AgCom. A bee keeping seminar for residents is in the works for early March of 2023.

ZBA – The ZBA continued to have an open seat throughout most of the first quarter, received and reviewed an application and Edwin Figueroa Torres was appointed as a member by the Select Board. A hearing for a comprehensive permit was held on July 27 for CC MPZ School Street LLC for the rehabilitation of the Baldwinville Elementary School into apartments and the addition of another building for apartments; continued to 8/8, 8/16 (approved) and 8/30 (final draft and signing). On 8/30 members heard 66 Baptist, reduction in frontage; 14 Main, reduction in side and front setback; and 280 State, reduction in side setback and non-conforming use – all were approved.

Planning – Members approved an ANR for Josh Olson, 136 French Road; meeting of July 26, August 9, August 23, and September 13 were cancelled due to lack of agenda items; started looking into “tiny houses” with MRPC; processed a special permit application for 136 Patriots for a laundromat; met with owner of 359 Baldwinville for possible alternatives for land use; at the 9/27/22 meeting the members voted to recommend Laurel View to the Select Board for acceptance and approved the special permit for the laundromat at 136 Patriots; members heard resident input on a review of zoning regulations to allow light manufacturing within the Village Districts, this will be considered along with other requests and a full review of Zoning Bylaws.

Conservation – The Conservation Commission performed 11 site walks in July, 9 site walks in August and 13 site walks in September. A meeting was held on July 18th and both the August 15th, and September 19th meetings were cancelled due to a lack of agenda. No RDAs were received, no Enforcement Orders were issued, and one NOI (304-0377) was approved and OOC issued for it. Admin provided a confirmation letter not requiring an amendment to the OOC for CC MPZ School Street project, and a letter of support to North County Land Trust for their work at Dwelly Farm Conservation Area. Seven COC’s were issued. River’s Edge Conservation Area in Baldwinville was available to residents during these three nice weather months. Templeton entered a Level 2 “Significant Drought” on July 12th, then a Level 3 “Critical Drought” on July 21st. The critical drought status was maintained through the end of September. The Conservation Commission continued to have 2 open seats throughout the first quarter. The Commission is a 5-member Board with only 3 members currently appointed. If any resident would like to join, please fill out a Committee Interest form located at <https://www.templetonma.gov/community/slides/volunteers-needed> and email it to hyoung@templetonma.gov

Board of Health – Agent witnessed 11 perc tests (both repair and new); conducted 10 septic inspections, bed bottom and final; reviewed 4 septic repair plans, 4 new and 4 as-built; reviewed 15 Title 5 inspection reports, one failure and three had d-box replacements to come into compliance; reviewed beach water testing weekly, TFG and Pinewood Shores within parameters. Worked on 11 complaints (including trash, housing, rodents and excessive heat); issued two trapping permits, yielding two; members approved two community septic loans; issued 10 well permits; processed septic tank pumping records; completed the MDPH baseline capacity assessment; worked with CMRCP on equipment inventory, all accounted for; inspected kitchens

at Templeton Center School, NMS/NRHS, KROyer's Bakery, RK's Mobile BBQ, and Valley View (no violations noted); participated in a "safe drinking water" seminar through RCAP Solutions; continued work with AG's Office for abandoned property, seeing compliance at 29 Sawyer and 28 Albert is in process for receivership. Responded to a grease fire at Lee's – due to the quick response of employees and the Fire Department, they were closed for a minimum of time to clean, no food was affected. Responded to 2 calls with the Police Department and MSPCA for animal cruelty issues.