



**Town of Templeton  
Development Services**

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**MEMORANDUM – OFFICE OF THE TOWN ADMINSTRATOR**

**TO:** Board of Selectmen  
**FROM:** Carter Terenzini, Town Administrator  
**RE:** FY 20 First Quarter – Development Services  
**DATE:** October 23, 2019  
**CC:** Laurie A. Wiita, Director

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Director:

The **Green Communities Grant** continues onward, energy audits have been scheduled and completed for all town buildings including the schools and Energy Conservation, Inc. is crafting the report to submit with our application.

**Templeton Elementary School** has received all it's final inspections and has been given its occupancy permit from the Building Commissioner.

**Police Station** has received all it's final inspections and has been given an occupancy permit by the Building Commissioner.

The **Building Commissioner** issued eighty-one (81) permits in the first quarter of FY 20; fifteen (15) of those were for new residential properties, the rest were for roofing, pools, additions, renovations, demo and signs; permit income for the first quarter was \$21,953 (+/-). The **Plumbing Inspector** issued forty-two (42) permits, twenty (20) for new residential, the rest were for various renovations; permit income for the first quarter was \$5,395 (+/-). The **Wiring Inspector** issued sixty-three (63) permits, twenty-one (21) for new residential, the rest were for various repairs, upgrades, and pools; permit income for the first quarter was \$6,308.07 (+/-). Unfortunately, the department lost both administrative assistants, one to a move to Florida and one to a substantial increase in earnings; advertising and interviews ensued for the full time position and a Rhonda Parenteau was hired. At the time, no interviewees were interested in the part time position, the part time position will be re-advertised, and further interviews will take place.

**ZBA** – Heard a request from Jean & Robert Soar, Brooks Village 2-08-1 to build on 1.92 acres in an RA2 zone, has proper frontage and offsets, approved; USA Auto Recycling neglected to appear for their scheduled hearing and did not provide the requested



documentation, request denied; heard a request from Bryan Thompson to reduce the rear offset on Shore Dr, commission requested further paperwork and continued to next month.

**Agricultural Commission** – Things have been quiet with the Agricultural Commission, all have been very busy with their farms and businesses, now that fall, and winter are approaching the commission will be more active with meetings.

**Planning Commission** had an active first quarter hearing three requests for ANR's (approval not required) to break out parcels on Shady Lane (2), Otter River Road (1), and Carruth Road (2), creating the potential for five new residential building lots; during the first quarter the commission also heard a preliminary presentation for an overlay district for the Highway Business (HB) zone and the parcels known as Baldwinville Elementary School, these proposed zoning changes would allow marijuana facilities in the HB zones and the school property with special permits from the Planning Commission, a public hearing was held on September 10, members approved the draft with minor changes and requested that it appear on the fall town meeting warrant.

**Conservation Commission** completed twelve (12) site walks ranging from new residential to pool decks; the commission received a request for a wetlands flagging inspection on Baldwinville Road for a proposed housing project, this inspection was completed and discussed at one of the ConCom meetings; Notice of Intent documentation were issued for Brooks, Lot C and Lam City Road; and a Request for Determination of Applicability was completed and issued for 275 South Main; a certificate of compliance was issued for an order of conditions for 358 Hubbardston Road. Chair, George Andrews investigated a forestry cutting complaint from Shady Lane for cutting being done on Pail Factory, it appeared that the paperwork was in order other than no abutters received notification of the project.

**Board of Health** has worked on eight (8) nuisance complaints; all resolved with the exception of 858 Patriots; helped one family with a Community Septic loan for a total replacement of a failing system; conducted nine (9) septic inspection; reviewed and approved three (3) septic plans; witnessed nine (9) percs for new residential and three (3) for septic repairs; reviewed seventeen (17) Title 5 reports; conducted random testing of tight tanks at Templeton Fish & Game Club for alarm compliance, passed; assisted Leominster Tobacco Control Alliance fielding question on the vaping product ban issued by Governor Baker; conducted seven (7) food establishment inspections, including the Templeton Arts & Crafts Fair and the schools.

