



**Town of Templeton
Development Services Office**

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TO: Select Board

FROM: Laurie Wiita

RE: FY 24 Second Quarter Development Services

DATE: January 18, 2024

DIRECTOR: Planned for and participated in the Hazard Mitigation informational session; completed employee reviews and met with Town Administrator; worked with Grant Writer on Green Communities and MassDEP ReTrac grant funding; began annual report writing; attended Select Board meeting to present Development Services 1st quarter report; attended Fall Town Meeting; met with Fuss & O'Neill to finish annual MS4 report; appeared in Worcester Superior Court for 25 Central Street and received notification that the court supported and issued an order for Anthony Raffael to vacate the property off State Road (and all belongings). Provided support for BOH, Planning, ZBA, EDIC, and AgCom.

Communicable Disease Report – (includes COVID19), from July 2, 2023, through December 20, 2023, Templeton had a total of 47 reported positive cases of COVID19, this is a subjective number due to home testing without reporting. The Board of Health continues to search out and receive free test kits and supporting supplies for residents. There were several reports of norovirus and RSV in the area.

Building Commissioner and Administrative Assistant –

Sixty-four Building Permits were issued from October 1st through December 30th, including: 5 new single-family homes, 3 residential additions, 8 minor alterations to existing business, 2 commercial additions, and 46 for miscellaneous residential alterations.

Total Value of Building Permits was \$2,035,078.00 with fees totaling \$21,742.00.

Eight Occupancy Certificates were issued, for new homes at: 3, 7, 13 and 17 Lily Lane, 361 Royalston Road, 11 Whitney Street, 124 and 178 French Road. One Occupancy for an addition at 397 Dudley Road. Two Occupancy Certificates were issued for commercial structures on Patriots Road and Depot Road. Six wood/pellet stove Certificates of Approval were issued. Forty Certificates of Completion were issued for various repair and improvement projects.

Fifty-three Electrical Permits were issued from October 1st through December 30th, including: 9 for upgrades to existing commercial businesses, 1 for a new commercial garage at 280 State Road, 11 for new homes and/or additions and 33 for miscellaneous repairs and upgrade to existing residential structures. Electrical Permit fees totaled \$9,740.00.



Twenty-three Plumbing Permits were issued, including 8 for new homes, 11 for miscellaneous residential upgrades, 1 for new commercial building fixtures and 3 for existing commercial business upgrades. Total fees collected in the amount of \$3,700.00.

Eighteen Gas Permits were issued, 1 for a new commercial building, 5 for new homes and 13 for minor residential upgrades. Total fees collected in the amount of \$2,200.00.

Twelve establishments, seeking to renew their liquor licenses, were inspected and received certificates by Commissioner Hanks along with Chief Dickie. Two annual safety inspections were conducted and received certificates at little Explorers Day Care and Alliance Health Baldwinville. Nine New Business Use applications were reviewed, primarily for minor home businesses.

We received a technology grant to use toward the purchase of new permitting software, training, and equipment and a contract has been signed with Cloudpermit. We are looking forward to fully utilizing this means of permitting, reporting and record keeping simplifying and expediting all permits obtained through the building/inspections department.

Agricultural Commission – Members discussed the ramifications and effects of the “Right to Farm” with property owners and keeping of pigs and other animals, due to an issue on North Main. At the December meeting, Jessica Hansen of Growing Places provided a presentation for residents on what the non-profit organization provides and who it serves; they work with local farmers to provide locally grown produce through CSA delivery programs, farmers markets, and local food pantries, making healthy food available to all in twenty-seven communities in Central Mass. Chair, Carrie Novak, provided information on the Montachusett Agricultural Alliance, formerly known as Farming Beyond Borders, which provides support for local farmers and Agricultural Commissions, all are invited to participate.

ZBA – In October, members heard a request to reduce side and rear setbacks for a shed already in place at 46 Shore and approved the request. In December, members heard a request for a special permit to sell used cars at 184 Brooks and approved the request; members also heard from CC MPZ School Street, LLC for a request to amend the original agreement due to a piece of property that may now be included project, members found that the request(s) were insubstantial to the original agreement and approved the request.

Planning – Members approved Haley Ward for peer review of the proposed 55+ development off Baker and Cottage Lane, Wesley Flis will be the engineer completing the review; review of the project was continued to January 9, 2024, to allow sufficient time for the review. A special permit request was received and processed for 39 Gray; hearing scheduled for January 23, 2024. Four ANR’s were presented for Templeton Developmental Center to create lots for agricultural endeavors and were approved.

Conservation – Site Walks: Birch Hill Dam for an NOI Limited Restoration Project, King Phillip Trail for wetland questions, Baptist Common Cemetery for a CPC trail access project, 81 Turner Lane for a preconstruction visit, Stevens Way for a 55+ development, Old Royalston Road for a COC request for the culvert replacement, Lot 4 Hubbardston Road for a NOI, Elm Street/Birch Hill Dam again with the new Conservation member, Baptist Common Cemetery for a CPC trail access project again with Chair, 31 Patriots Road where unpermitted work was occurring in the buffer zone of a stream, Conservation Restriction site visit at 138 Farnsworth Road with the NCLT



Stewardship Manager, Old Royalston Road, 492 South Road, 712 Patriots Road for an RDA request and a preconstruction visit at Lot 4 Hubbardston Road. **(15 total)**

COC issued for Old Royalston Road Culvert replacement project (*file # 304-0366*)

OOB issued for NOI for 198 Patriots Road (*file # 304-0386*)

OOB issued for NOI for Lot 4 Hubbardston Road (*file # 304-0387*)

OOB issued for NOI for Mass Fisheries & Wildlife for Army Corp Property at Birch Hill Dam/Elm Street for a Limited Restoration project (*file # 304-0388*)

OOB for Crotty Ave/State Road Pump State (*file # 304-0382*) determined minor change is no more detrimental.

OOB for Gardner Road (*file # 304-0364*) received an extension.

NOI for 381 Baldwinville Road (*no file # issued by MassDEP*)

RDA for 712 Patriots Road (*Positive Determination issued*)

(8 total)

2 Forest Cutting Plans received. (1) Amended Forest Cutting Plan for Earth Land Development for property at the end of Stephens Way (2) New Forest Cutting Plan for 2A – Peaceful Pines.

Conservation Meetings were held on:

Monday, 10/16/23 @ 6:30 PM

Monday, 11/20/23 @ 6:30 PM

Monday, 12/18/23 @ 6:30 PM

Conservation Agent attended the following ZOOM trainings: MACC ZOOM meeting on effective municipal stormwater management, CERO/NERO ConCom network meeting, Fundamentals of Dam Removal by Nashua River Watershed, New MAPC Tool for Siting Green Infrastructure Projects by MACC, and Trail Planning and Design, Foundations of Success by American Trails and Mass DCR. **(6 total)**

The Commission is accepting interest forms for 1 open seat; if interested, please contact the Conservation Agent, or go to the Town's website at www.templetonma.gov and fill out an interest form.

Board of Health – Annual testing at the closed landfill was completed in October with water results being below the allowable limit and two items for correction are a vent that needs to be replaced and brush cleared from the swale. Worcester Housing Court approved our request to put 28 Albert into receivership, work began right away with an interior inspection of the property, the septic system being inspected, and the roof being replaced. Plumbing Inspector assisted BOH Agent with work done at 38 Baldwin, Unit C8 – work had been done correctly and assured occupant there should be no further issues. Work continued with Town Counsel on 25 Central, off State Rd, and Patriots Rd. (includes site inspection and photos). Completed the annual inspection of tight tanks and alarms at Templeton Fish and Game, created report and filed with MassDEP (includes the well and septic system at the Clubhouse). Sent out permit renewals for trash haulers, septic installers, septic haulers, food establishments, trailer parks, tobacco and nicotine, and in lieu of taxes billing for trailer parks and 55+ parks. Agent completed satellite phone testing for region 2 emergency preparedness; met with owners of 1076 King Phillip Trail, builder, and plumber to come to an agreement to correct well issues at the property – all parties came to an agreement that issues could be resolved without an order from the BOH. A battery collection unit was purchased and placed outside the Development Services office for the collection of household batteries.



Completed septic plan review for one new single family and two repairs; completed three septic bottom inspections and two final septic inspections; one perc for a septic repair; one well permit; four food establishment inspections; issued one trapping permit for beaver; reviewed six T5 inspection reports with one property requiring the installation of a new distribution box; worked on and resolved four general complaints; completed and continue to work on three housing complaints.

Community Preservation Commission –

CPC meetings were held:

Thursday, 10/12/23 @ 7:00 PM

Thursday, 11/9/23 @ 7:00 PM – cancelled.

Thursday, 12/14/23 @ 7:00 PM

Fall Town Meeting was held 11/15/23 where 3 CPA articles (15, 16 and 17) were all passed (the Rehabilitation of Baldwinville Elementary School and (2) for Houghton Park). 11 warrants were submitted. Site walk occurred at Baptist Common Cemetery regarding CPC project within boundary lines. The FY23 Annual Report for CPC was completed. The Re-Bid for Gilman Waite Tennis/Pickleball Courts came in with the lowest bidder at \$103,423. The signs for the Baptist Common Cemetery trail access project were delivered to DPW. The CPC has 1 open seat for a Housing Representative; if interested, please contact CPC@templetonma.gov

Respectfully submitted by,

Laurie Wiita, Director
Development Services

