

WORTHINGTON PLANNING BOARD MEETING

MEETING DATE. March 24, 2025

PARTICIPANTS: Bart Niswonger
Kate Bavelock
Nestor Matthews
Kathy Ford, recording
Elodi McBride
Ronald McBride
Jim Molyneaux

1. **An ANR** for 'Parcel 1', proposed land sale of 10 acres of McBride property with frontage on Capen Street was reviewed and approved.

2. ADU Regulations Update and Discussion

- Nestor attended State workshop and reported that it is permissible for a local planning board to make less restrictive by-law re: square footage.
- There is still an outstanding question of how to designate 'existing' ADU's. Are they approved as local protected or simply as 'local' which would leave open the possibility of a second 'protected' ADU on a property to be built. A discussion about preserving the rural character in town and how multiple ADU's on a property might affect this followed with no clear conclusion.
- Preferred option is to be able to amend our by-law to designate all existing/local ADU's as 'protected'. Bart will reach out to Town Counsel and Nestor will query the State specifically about this question.
- Requiring a site plan review for proposed ADU's in Worthington was discussed. Site plan review would be for purpose of reviewing storm water run-off/drainage and night sky/lighting concerns, for distributing to other town agencies for review, and for giving over-all recommendations, but it was clarified that there is no legal way to deny approval if the proposed ADU meets building code.
- The question of using the new State language for ADU's as the basis of a by-law revision was raised. Nestor forwarded the State language, to be discussed at next meeting.

3. **Mapping Exercise:** There was no update. Bart is meeting with consultant in mid-April.


4. Discussion of Safe Routes to School and other walkability grants:

- Kate reported that nothing has changed since her report at last meeting. She and the committee will be presenting to the Select Board at their next meeting in two weeks. In the meantime, she continues to research sources for privately funded grant opportunities.

- A Village Center Pedestrian Plan was discussed as a way for the Planning Board to move forward with plans for 'Village Center' as coordinated with a walkability planning effort. Kate cited that Goshen is a good example of preparing a plan that focuses on ways of connecting community places successfully, with drawings prepared by Conway School of Landscape Design. Kate will reach out to Goshen for more details. Further discussion included how zoning changes re: a village center could grow organically from the successful implementation of a coordinated plan.
- Kathy reported on her conversation with former PB member Roan Katahdin re: walkability work from ten years ago. The biggest issue at the time was educating land owners that they wouldn't be liable for a path, or any portion of a path, that in on private property, that as a designated 'recreation trail', MA General Law protects them.

5. OSRP Endorsement Letter: Bart will draft letter for review at next meeting.

Next Meeting: April 28 at 6:30

Kate Bunn 
Kathryn L. A. 