

**SPRINGFIELD PLAN COMMISSION SITE VISIT**  
**Meeting Minutes - Sept. 21, 2020 @ 5:30 p.m.**  
**via teleconference & video conference**

Video conference access: [www.freeconferencecall.com](http://www.freeconferencecall.com); Meeting ID: Springfieldtownhall

Phone conference access: Dial in # (978) 990-5000; Access code: 405084

1. CALL TO ORDER AND ROLL CALL

Chair Jeff Endres called the meeting to order at 5:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Bill Acker, Steve Beglinger and Ron Wolfe present and Commissioners Jack Cox and Matt Wright and Mr. Jim Pulvermacher absent.

Also present were Clerk-Treasurer Fayas, Sup. Meinholz, Sup. Dresen, Mike and Jaclyn Olson, Pam McSherry, and Brian Buechner.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the agenda was posted at town hall and on the Town website.

3. SITE VISIT: ROLLING ACRES LANE

A review of Rolling Acres Lane documentation by town engineers didn't turn up any survey documents that show the road right of way on the west side of parcel 056/0808-8501-6 was ever dedicated to the town, although an adjoining CSM references the area as though it's been dedicated. No documents show the right of way south of the parcel was ever dedicated either, although the engineer noted that normally the county would not have allowed a CSM unless there was a Town road or an access easement there. The next step would be to have a title search completed.

Realtor Pam McSherry would like confirmation that the property owners could create up to four lots by CSM; a fifth lot in five years would require a subdivision plat.

The Commissioners and attendees toured the property, viewing the home sites proposed by the property owners, as well as alternative locations that would minimize impact to agricultural land. Commissioners were not in favor of creating home sites off of Rolling Acres Lane and noted the incongruity of the proposed sites with the TDR and comp plan's goals of preserving farm land and the agricultural nature of the Town. Commissioners noted alternative sites they would like investigated before the Plan Commission would consider the proposed Rolling Acres Lane location: one to three lots south west of the farm house, utilizing the existing driveway and old farm road; one lot north of (behind) the farmhouse; and, another lot in the one-acre field east of the barns. The Commissioners noted sites south west of the farm may require a lengthy driveway, with steep slopes or a switchback, but the existing terrain lends itself well to a strong base with minimal fill needed.

4. ADJOURN

**Motion by Chairperson Endres, seconded by Commissioner Acker to adjourn the meeting at 7:07 p.m. Motion carried, 4-0.**