

Planning Board Meeting Minutes
January 9, 2013

Present: Chairman John P. McGrath, Vice-Chairman Keith Cloutier

Members: Patricia Tanona, Trish Gill

Planning Board Alternate: Peter D. Starkus

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Not Present: Member Jean Vincent

Chairman John McGrath opened the meeting at 7:00 p.m.

Mr. McGrath reviewed bills

Member Patricia Rydlak made a motion to approve payments for bills. Member Trish Gill seconded the motion. All members were in favor.

Member Patricia Rydlak made a motion to approve vouchers for payroll. Member Trish Gill seconded the motion. All members were in favor.

Planning Board Mail and Correspondences

Chairman McGrath reviewed other communities' correspondences.

7:15 p.m. Gregson, Inc. Site Plan Application-Public Hearing

Chairman McGrath read the public hearing notice.

Engineer Mr. Chris McClure of McClure Engineering, Inc. stated there are no changes to the existing building located at 166 Worcester Road (Route 20). The applicant is proposing a water treatment and sales business.

The applicant is proposing a 6-foot high chain link fence with slats for around the dumpster.

There were no comments from the public.

Member Trish Gill made a motion to close the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Trish Gill made a motion to approve the conditions as discussed. Member Patricia Rydlak seconded the motion. All members were in favor.

Approval-Not-Required

E. Blood Road

Member Trish Gill made a motion to approve an ANR to create one-lot on E. Blood Road. Member Patricia Rydlak seconded the motion. All members were in favor.

7:25 p.m. Nature's Classroom Site Plan Application Continued Public Hearing

Chairman McGrath read the continued public hearing notice.

The Board reviewed the Graves Engineering, Inc. peer review report dated 1-18-2013 on revisions to the application.

Member Trish Gill asked about a sign that was discussed directing the bus route. Mike Loin replied that he will address the sign with his client.

There were no comments from the general public.

Member Trish Gill made a motion to close the public hearing. Member Patricia Rydlak seconded the motion. Member Keith Cloutier abstained. All members were in favor.

The Town Planner reviewed the draft conditions.

Member Trish Gill made a motion to approve the Santos Site Plan application. Member Patricia Rydlak seconded the motion. Member Keith Cloutier abstained. All members were in favor.

7:35 p.m. Santos Site Plan Application-Public Hearing.

Chairman McGrath read the public hearing notice.

The Board reviewed the Graves Engineering, Inc. review dated 1-2-2013.

Engineer Mr. Mike Loin, of Bertin Engineering stated the applicant is proposing adding burgundy awnings over the windows to add façade design to the exterior of the building.

Member Trish Gill made a motion to close the continued public hearing. Member Patricia Rydlak seconded the motion. All members were in favor. Member Keith Cloutier abstained.

Town Planner Alan Gordon reminded Mr. Loin that a variance is required for the parking lot set-back. Mr. Loin stated he is aware of this and will apply to the Zoning Board of Appeals on his client's behalf.

Member Trish Gill made a motion to approve the Santos Site Plan application with the conditions reviewed. Member Patricia Rydlak seconded the motion. All members were in favor. Member Keith Cloutier abstained.

7:45 p.m. Administration

Lambs Pond Estates subdivision extension request

Member Trish Gill made a motion to extend the Lambs Pond Estates Definitive Subdivision approval to January 19, 2014. Member Patricia Rydlak seconded the motion. All members were in favor.

Yankee Crossing Site Plan

Member Trish Gill made a motion to approve a one-year extension on the Yankee Crossing Site Plan Approval to January 19, 2014. Member Patricia Rydlak seconded the motion. All members were in favor.

Draft Budget

The Board reviewed the draft Planning Board budget submitted for FY2014. Member Trish Gill made a motion to approve the draft budget. Member Patricia Rydlak seconded the motion. All members were in favor.

Gunter Extension on review period

Member Trish Gill made a motion to extend the Gunter Estates Subdivision review period to February 28, 2013. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Trish Gill made a motion to continue the Gunter Estates Subdivision public hearing on January 23, 2013 at the applicant's request. Member Patricia Rydlak seconded the motion. All members were in favor.

Summary of Conflict of Interest

The Board reviewed and signed the Summary of Interest Law for Municipal Employees to review each year. The signed copies will be filed with the Town Clerk.

Member Patricia Rydlak made a motion to adjourn. Member Trish Gill seconded the motion. All members were in favor.

Motion to adjourn at 8:25 p.m.