

Planning Board Meeting Minutes
February 6, 2013

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

Members: Patricia Rydlak, Trish Gill and Jean Vincent

Planning Board Alternate: Peter D. Starkus

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

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

Mr. McGrath reviewed bills

Member Keith Cloutier made a motion to approve payments for bills. Member Jean Vincent seconded the motion. All members were in favor.

Member Keith Cloutier made a motion to approve payments for payroll. Member Jean Vincent seconded the motion. All members were in favor.

Planning Board Mail and Correspondences

Chairman McGrath reviewed other communities' correspondences.

Chairman McGrath read a letter stating the Selectmen have appointed Ms. Sharon Carlson as the new janitor.

John McGrath read a letter from applicant Ms. Paula Szkoda from St. Mary's Way Definitive Subdivision asking the Town if they can plow their subdivision road. The Board will send her a letter stating the Town does not plow roads until they are properly completed per the approved definitive plan and accepted at a Town Meeting as a public way.

Swadia Site Plan Performance Guarantee

Member Patricia Rydlak made a motion to accept the escrow account performance guarantee from Southbridge Savings Bank in the amount of \$20,017 as the required guarantee for completion of site plan approval construction items for the Swadia convenience store on North Main Street.

Member Trish Gill seconded the motion. All members were in favor.

Engineer Mr. Mike Loin was present to discuss the site plan revision to the approved Swadia site plan application to relocate the freestanding business sign due to a visibility issue. Member Patricia Rydlak made a motion to approve the field adjustment to the site plan design further to the north to relocate the freestanding business sign. Member Trish Gill seconded the motion. All members were in favor.

Approval-Not-Required

Route 169

Member Trish Gill made a motion to approve an ANR to combine two lots into 1-lot for Otis Land Management, LLC on Route 169.

Member Patricia Rydlak seconded the motion. All members were in favor.

Hammond Woods Annual Approval Extension

Member Patricia Rydlak made a motion to approve the Hammond Woods Subdivision extension request to February 15, 2014. Member Trish Gill seconded the motion. All members were in favor.

7:15 p.m. Mroczkowski Realty Trust Site Plan Revision Application- Public Hearing

Chairman McGrath read the public hearing notice.

Engineer Mr. Mike Loin from Bertin Engineering, Inc. stated the applicant is revising the approved site plan application on Route 20 by adding two additional new commercial buildings to the site, totaling 3,965 square feet and 1,745 square feet. The 1,745 square feet proposed building will replace the existing Francesco's Bakery building. Mr. Loin stated four residential houses will be demolished, and will be replaced by the proposed larger 3,945 retail building and additional parking spaces.

The Board reviewed the Graves Engineering peer review report dated 1-28-13, 22 comments that have been addressed.

The Board reviewed the Conley Associates peer review on traffic dated January 31, 2013.

The report stated that if the applicant proposes fast food or a restaurant, the parking calculations would change, because the site will generate twice the traffic that was previously permitted on the site.

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

Member Trish Gill made a motion to approve the Mroczkowski Realty Trust Site Plan Revision Application with the 5 conditions reviewed by the Board. Member Jean Vincent seconded the motion. All members were in favor.

Minutes:

January 9, 2013

Member Trish Gill made a motion to approve the January 9, 2013 minutes as presented.

Member Patricia Rydlak seconded the motion. All members were in favor.

January 23, 2013

Member Jean Vincent made a motion to approve the January 23, 2013 minutes as presented.

Member Patricia Rydlak seconded the motion. All members were in favor.

7:30 p.m. Gunter Estates Definitive Subdivision and Flexible Open Space Special Permit Subdivision Application Public Hearing-(Continued)

Chairman McGrath read the continued public hearing notice.

Present for the Gunter Estates subdivision review was Engineer Ms. Leslie Wilson from HS&T Group.

The Board reviewed the Graves Engineering, Inc. report dated February 1, 2013. There were 79 original comments, and 51 of the original comments have been addressed.

Mr. Gordon stated to Engineer Ms. Wilson that Items # 35 and #36 will be deleted because the Special Permit Common Driveway will be addressed separately through a special permit application in the future.

Also discussed was item #18 in regards to soil testing for each individual lot. This is a Board of Health issue.

There were no comments from the public.

Discussion ensued with the Board on the awaited revised traffic impact analysis.

Member Trish Gill made a motion to continue the public hearing next meeting on February 20, 2013. Member Patricia Rydlak seconded the motion. All members were in favor.

7:45 p.m. AT&T Mobility-Dresser Hill Telecommunications Tower Upgrade

Applicant Mr. Brian Allan of KJY Wireless has requested a field adjustment to the Dresser Hill Road cell tower to add a service upgrade to the top of the tower for AT&T Mobility. Mr. Allan stated that the field adjustment will increase the top of the tower from 25 to 30 inches in round dimensions.

Member Trish Gill made a motion to approve the field adjustment to the cell tower on Dresser Hill Road. Member Patricia Rydlak seconded the motion. All members were in favor.

Planning Board Discussion

The Town Planner reviewed an e-mail that he has received from CMRPC, Matt Franz asking the Planning Board if they would be interested in GIS map updates for \$4,000 annually.

The Board all agreed that that service is not needed in the Planning Board office.

Vice-Chairman Keith Cloutier stated that his term on the Planning Board is expiring this May; therefore he will be resigning for the end of February, due do his current schedule.

Planning Board Alternate Pete Starkus stated he has taken papers out for the Planning Board. He stated he will be passing them into the Town Clerk's office Thursday.

Town Planner Alan Gordon stated that Mr. Ralph Willmer, from VHB, Inc. will be attending the February 20th Planning Board meeting to finalize the draft Sign By-Law with the Board.

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

Motion to adjourn at 8:40 p.m.