

Planning Board Meeting Minutes

May 1, 2013

Present: Chairman John P. McGrath, Vice-Chair Patricia Rydlak

Member: Trish Gill, Jean Vincent and Peter D. Starkus

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

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

Mr. Mc Grath reviewed bills

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

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

Planning Board Mail and Correspondences

The Board reviewed other communities' correspondences.

7:15 p.m. Mroczkowski Sign Special Permit-Public Hearing

Chairman McGrath read the public hearing notice.

Present at the meeting was applicant Mr. Terek Mroczkowski and Ted Mroczkowski to request approval of a special permit for a retail secondary wall sign at the new Ted's retail site.

Member Patricia Rydlak made a motion to waive the application fee as the applicant inadvertently left this item out of the site plan application. Member Pete Starkus seconded the motion. All members were in favor.

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

Member Patricia Rydlak made a motion to approve the secondary wall sign special permit application with the condition all work proposed in the special permit application must be completed within two (2) years from the date of approval. Member Trish Gill seconded the motion. All members were in favor.

Free-Standing Sign Field Adjustment Request -Mroczkowski

Member Trish Gill made a motion to approve the field adjustment requested by Terek Mroczkowski to relocate the proposed business pylon sign to a different location on the same property.

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

Lambs Pond Estates Field Adjustment

The Board reviewed the Graves Engineering, Inc. report dated April 16, 2013 regarding the proposed fire-suppression cistern, and the revision of the cistern and dry-hydrant plan revised April 16, 2013.

Member Trish Gill made a motion to approve the Graves Engineering, Inc. recommendation to accept the design revision as a field adjustment to the Lambs Pond Estates Definitive Subdivision Plan. Member Patricia Rydlak seconded the motion. All members were in favor.

Dresser Hill Definitive Subdivision Extension

Member Trish Gill made a motion to approve the Dresser Hill Definitive Subdivision Plan extension request to June 3, 2014. Member Patricia Rydlak seconded the motion. All members were in favor.

7:25 p.m. Approval-Not-Required

N. Sturbridge Road

Member Patricia Rydlak made a motion to approve an ANR from applicant Mr. Russ Adams to adjust lot lines.

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

Growth Management

The Town Planner updated the Board that the site plan application for the next commercial solar array facility in Town is almost complete and will be submitted in the near future.

Planning Board Discussion

The Town Planner stated that Alicia Dzik is interested on being on the Planning Board. She is currently on the Economic Development Commission.

Town Planner Alan Gordon stated that an abutter to the Route 20 Forestall Solar Farm has come into the Planning Board Office and has asked if they could request some buffering. The Board agreed to make an informal request to the applicant, since the project is already permitted.

Minutes**April 3, 2013**

Member Trish Gill made a motion to approve the April 3, 2013 minutes. Member Patricia Rydlak seconded the motion. All members were in favor.

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

Motion to adjourn at 8:20 p.m.