

Planning Board Meeting Minutes
May 15, 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 Jean Vincent made a motion to approve payments for bills. Member Patricia Rydlak seconded the motion. All members were in favor.

Planning Board Mail and Correspondences

The Board reviewed other communities' correspondences.

Approval-Not-Required

Ramshorn Road

Member Patricia Rydlak made a motion to approve an ANR from applicant Mr. William Stevens to create 1-lot on Ramshorn Road.

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

Bay Path Regional Vocational High School Mylar Signing

Member Patricia Rydlak made a motion to sign the Bay Path Regional Vocational High School site plan mylar. Member Trish Gill seconded the motion. All members were in favor.

7:15 p.m. Atlas Mortgage Corporation Reduced Frontage and Common Driveway Special Permit Applications

Chairman McGrath read the public hearing notice.

Engineer Mr. Jeremy Croteau of Bertin Engineering, Inc. and applicant Mr. Ken Chase were both present at the public hearing. Mr. Croteau explained that this is a slight modification to the reduced frontage design already approved in 2005. He is re-applying because the original approval expired.

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

3-Reduced Frontage Lots Special Permits

Member Trish Gill made a motion to approve the Atlas Mortgage 3-reduced frontage lots on H. Foote Road with conditions listed in the special permit decision dated May 16, 2013. Member Patricia Rydlak seconded the motion. All members were in favor.

Common Driveway Special Permit to serve two of the house lots

Member Jean Vincent made a motion to approve the special permit common driveway to serve two-house lots for one common driveway on H. Foote Road. Member Patricia Rydlak seconded the motion. All members were in favor.

Cell Tower Bond Increase-Route 20

Member Trish Gill made a motion to approve the Route 20 Cell tower annual bond increase from \$39,391 to \$40,572. Member Jean Vincent seconded the motion. All members were in favor.

Growth Management

Town Planner Alan Gordon stated to the Board that the next solar project will be submitted to the Board next week for site plan review.

The Town Planner stated he has met with Engineer Paula Thompson of Waterman Design, Inc. for an informal working meeting on one of the proposed senior living projects.

Planning Board Discussion

The EDC Members were invited to the Planning Board meeting to review the draft webpage from the South County business marketing/branding project. The webpage has different sections devoted to the communities within the Chamber's area of service.

The Town Planner passed out the separate section dedicated to Charlton.

Town Planner Alan Gordon reminded the Board that the annual town meeting is scheduled at the Middle School on May 20 at 7:00 p.m.

Planning Board Alternate Discussion

The Board read a letter from Alicia Dzik stating she would love the opportunity to serve as an alternate on the Planning Board. She currently is on the Economic Development Commission.

Ms. Dzik is scheduled on the Select Board agenda to be appointed jointly by both the Planning Board and the Select Board on May 28, 2013 at 6:30 p.m.

Subdivision Name Change Request

The Fire Chief has requested a subdivision name change for Lambs Farm Estates. The Fire Chief has stated in his letter that Lambs Farm Estates name could confuse the Fire and Police with another subdivision called Lambs Pond Estates.

The Board all agreed that legally the developer would have to request the name change for the Board to approve at his request.

Minutes**April 17, 2013**

Member Patricia Rydlak made a motion to approve the April 17, 2013 minutes. Member Pete Starkus seconded the motion. All members were in favor.

May 1, 2013

Member Jean Vincent made a motion to approve the May, 1 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.