

Planning Board Meeting Minutes
June 5, 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

Oxford Road

Member Patricia Rydlak made a motion to approve an ANR from applicant Ms. Pietrasiewicz to create 1-lot on Oxford Road.

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

Gunter Estates-Final Mylar Signing & Subdivision Covenant Acceptance

The Board reviewed the Gunter Estates Definitive plan final mylar. Member Jean Vincent made a motion to sign the mylar.

Member Patricia Rydlak made a motion to sign the Gunter Estates Definitive Subdivision mylar. Member Trish Gill seconded the motion. All members were in favor.

Member Jean Vincent made a motion to sign the covenant. Member Trish Gill seconded the motion. All members were in favor.

Ted's Retail Site Plan Performance Guarantee

Member Trish Gill made a motion to approve the Ted's retail site plan performance guarantee. Member Jean Vincent seconded the motion. All members were in favor.

Lambs Farm Estates-Definitive Plan Approval Extension Request

Member Patricia Rydlak made a motion to approve the Lambs Farm Estates Definitive Subdivision Plan Estates-one year approval extension to 7-20-2014. Member Pete Starkus seconded the motion. All members were in favor.

Solar Flair Site Plan Field Revision

Member Patricia Rydlak made a motion to approve the Solar Flair site plan field adjustment to add a gravel pad, fence, and gate for an area proposed for utility truck parking. Member Trish Gill seconded the motion. All members were in favor.

South Central Chamber of Commerce

The Board agreed to invite Ms. Alex McNitt from the South Central Chamber of Commerce to the June 17th Planning Board meeting for an informal discussion on ongoing items on mutual planning economic development interests.

Mass. Zoning Reform Act

The Board and Town Planner reviewed and discussed the highlights of the proposed Mass. Zoning Reform Act Legislation, scheduled for a public hearing in Boston this month before a state legislative joint committee.

The Board agreed to request that Senator Brewer and State Rep. Peter Durant support the legislation.

Planning Board Discussion

Town Planner Alan Gordon stated that other communities have been asking for the new revised sign by-law from Charlton to use to update their sign by-law.

Graves Engineering, Inc. Annual Contract Extension

Member Patricia Rydlak made a motion to approve the annual peer review engineering contract extension. Member Trish Gill 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 8:10 p.m.