

Planning Board Meeting Minutes
June 19, 2013

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

Member: Jean Vincent and Peter D. Starkus

Planning Board Alternate: Alycia D. Dzik

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Not Present: Trish Gill

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.

Chairman McGrath read a letter from the Selectmen stating that Ms. Alycia Dzik has been jointly appointed as the Planning Board Office from both the Selectmen and the Planning Board.

J. Hammond Road Cell Tower Compliance

Member Patricia Rydlak made a motion to approve the J. Hammond Road FAA and FCC annual compliance requirement of the American Tower Corporation on J. Hammond Road. Member Pete Starkus seconded the motion. All members were in favor.

Gunter Estates Definitive subdivision mylar signing

Member Pete Starkus made a motion to approve signing of the Gunter Estates Definitive Plan mylars. Member Patricia Rydlak seconded the motion. This is a second set in follow-up to a previous set approved at the June 5 Board meeting. All members were in favor.

Ponnakin Hill Estates Subdivision plan one-year extension

Member Patricia Rydlak made a motion to approve the Ponnakin Hill subdivision plan approval extension request to July 7, 2014. Member Pete Starkus seconded the motion. All members were in favor.

Berry Corner Road Reduced Frontage Special Permit Extension Request

Member Patricia Rydlak made a motion to approve the Berry Corner Road reduced frontage special permit extension to July 14, 2014. Member Pete Starkus seconded the motion. All members were in favor.

Lambs Pond Estates –Definitive Plan Approval Extension

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

Geo-Peak Energy Site Plan Application-Public Hearing

Chairman McGrath read the public hearing notice.

Engineer Mr. Mike Scott, PE of Waterman Design Associates was present to review the site plan application to install and operate a 4-mega-watt commercial ground-mount solar array on approximately 25 acres of the 35-acre site located on Carpenter Hill Road.

The Board reviewed the VHB, Inc. engineering peer review report dated June 18, 2013 from Engineer Justin Dufresne.

Chairman John McGrath asked if anyone from the Board had any questions.

Member Jean Vincent questioned the size compared to the existing solar farm near CVS.

The Town Planner stated the one across from CVS is 1 Megawatt with 5 acres of panels.

The Chairman asked if there is a security system proposed.

Engineer Mike Scott stated yes there is an internet based system proposed.

Mr. Pete Boria asked if a bond was required for decommissioning.
The Town Planner stated yes, an insurance policy for removal is required.

Chairman John McGrath asked if anyone from the public from the public would like to speak.

Abutter Bruce Gobi of 31 Carpenter Hill Road asked if they could leave some tall trees up near their property line.

The Board discussed that at the July 17th meeting, the landscaping design will be revised in more detail.

Abutter Brenda Pepka of 15 Carpenter Hill Road asked if there could be a gate at bottom of driveway for safety. The applicant stated yes they will add a gate to the required plan.

Abutter Thomas Dowd of 27 Carpenter Hill Road asked what the property line set-back requirement is.

Chairman McGrath stated 15 feet from side.

Abutter Mike Duncan of 39 Carpenter Hill Road has concern with digging and clearing that is already going on.

Engineer Mr. Mike Scott explained this is for soil test pits, and they are doing approximately 25-30 test areas.

Abutter Ernie Ramaris of 38 Carpenter Hill Road questioned the noise levels. Engineer Mr. Mike Scott stated these facilities are very quiet and generate no ambient noise levels.

Abutter Frank Diliddo of 40 Carpenter Hill Road has concern with water issues. The Town Planner stated that Engineer Justin Dufresne, VHB, Inc. will be at the July 17th meeting to answer questions and confirm proper storm water management system designs.

Member Pete Starkus made a motion to continue the public hearing to July 17th @ 7:30 pm. Member Patricia Rydlak seconded the motion. All members were in favor.

8:20 pm. Alix McNitt-Central Mass South Chamber of Commerce

The Board reviewed the process for economic development planning in Charlton for the Planning Board and EDC.

Ms. McNitt updated the Board on updates with the Central Mass South County Chamber of Commerce on the regional business marketing REDO project including the new business marking WebPages.

The Board thanked Alix McNitt for attending the meeting.

Danforth Lane Bond Reduction

Member Patricia Rydlak made a motion to reduce the performance guarantee amount held by the Board for the Stevens Estates Definitive Subdivision-Danforth Lane for roadway and infrastructure completion from \$22,890 to \$3,969 per the Graves Engineering, Inc. recommendation.

Member Pete Starkus seconded the motion. All members were in favor.

DCR-Urban Forest Challenge

Chairman McGrath read a letter from DCR congratulating the Planning Board for being selected for the project entitled “Charlton Village Center Revitalization-Phase III” for the Urban Forestry Grant. Only 5 local community grant applications across Massachusetts were approved in this DCR grant round. The grant is approved for \$3,600.

Mr. McGrath thanked Town Planner Alan Gordon for all his hard work involved in receiving the DCR Tree Grant.

Minutes

Member Jean Vincent made a motion to approve the May 15, 2013 minutes as written. 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 9:15 p.m.