

Planning Board Meeting Minutes
July 17, 2013

Present: Chairman John P. McGrath

Member: Jean Vincent and Peter D. Starkus

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Not Present: Patricia Rydlak and Planning Board Alternate Alycia Dzik

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

Member Jean Vincent made a motion to approve vouchers for payroll. Member Pete Starkus 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 Graves Engineering, Inc. stating they have had a pre-construction meeting at Bay Path Vocational Regional High School and per their review they have recommended issuing the Planning Board Notice-To-Proceed.

Approval-Not-Required

Saundersdale Road

Member Jean Vincent made a motion to approve the Saundersdale Road ANR to create 1 lot. The previous ANR plan was approved for eight (8) house lots, and the new ANR request is to create 1 large lot. Member Pete Starkus seconded the motion. All members were in favor.

Parrettie Reduced Frontage Special Permit Extension Request

Member Jean Vincent made a motion to approve the Parrettie reduced frontage lot special permit extension request to August 11, 2014. Member Pete Starkus seconded the motion. All members were in favor.

Hammond Woods Covenant Release/Performance Guarantee Acceptance

Town Planner Alan Gordon introduced Mr. Tim Reardon, present as the new developer of the Hammond Woods Definitive Subdivision. The Board reviewed the submitted Tri-Partite Subdivision Performance Agreement and Release of Covenant in the amount of \$645,019 for the Hammond Woods Definitive Subdivision. Member Pete Starkus made a motion to approve and sign the Hammond Woods subdivision agreement. Member Jean Vincent seconded the motion. All members were in favor.

SBA Telecommunications Tower Surety Bond Renewals

Member Jean Vincent made a motion to approve the annual 3% increase for the SBA telecommunications tower surety bonds for the telecommunications towers located at 2 Center Depot Road, 227 Carpenter Hill Road, and 290 Dresser Hill Road.

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

Geo-Peak Energy Site Plan Application-Public Hearing-(Continued)

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 Carpenter Hill Road.

Town Planner Alan Gordon read a letter dated July 11, 2013 from Abutter Brian Gobbi. He stated that he has concern with well issues with his well going dry and salinity.

Engineer Justin Dufresne, VHB, Inc. stated salinity will not happen.

Town Planner Alan Gordon discussed updates made to the site plan. He stated per an abutters request the second gate and boulders have been added to the bottom of the site driveway.

The Board reviewed the VHB, Inc. peer review memo recommending the previously-discussed landscape buffer designs.

Discussion ensued with the Board and the landscaping buffering was finalized for 4 to 6 feet high arborvitae with 4 feet offset. Approximately 440 arborvitae will be planted.

The fence around the solar panels is proposed for 8 feet high with privacy slats.

Chairman John McGrath asked if anyone from the Board had any comments. There were no comments from the Board.

Abutter Judy Dowd of 27 Carpenter Hill Road asked what she would see near her property.

Engineer Mike Scott stated arborvitae, then a fence.

Abutter Robert Eager of 30 Carpenter Hill Road stated concern with water going onto his property.

Town Planner Alan Gordon stated the rules are tougher today on local, state and EPA stormwater design requirements. The Board's peer review engineering consultants from VHB, Inc. Justin Dufresne and Sara Widing are reviewing the stormwater management design system for final Planning Board review at the August 7 public hearing meeting.

Abutter David Adams of 43 Carpenter Hill Road would like to see a better detailed elevation map at the next meeting.

Member Pete Starkus made a motion to continue the public hearing to August 7th @ 7:10 pm. Member Jean Vincent seconded the motion. All members were in favor.

Mass. DCR Urban Forest Challenge Grant Project/Tree City USA Award Growth Management

The Town Planner presented the certificate to the Board.

The Town Planner stated he spoke with Highway Superintendent Gerry Foskett and he will install the Tree City USA metal signs where the Board decides they would like them installed by the Highway Department.

The Board all agreed to have the Highway Dept. install one sign on Route 169 on the Southbridge/Charlton line, and install the other sign on Route 20 at the Sturbridge/Southbridge line.

Planning Board Discussion

The Town Planner reminded the Board that the summer schedule for the next Planning Board meeting is August 7.

The Town Planner stated that Ted's package store will be having a ribbon cutting on July 19 at 3:00 p.m. and Mr. Mroczkowski has invited the Planning Board and EDC. The Grand Opening is scheduled for July 20 for a day of events planned for the whole day.

Town Planner Alan Gordon stated the Central Mass Business Expo is scheduled for October 2, 2013 at the DCU Center in Worcester.

The Board discussed the October Planning Board meetings and the Board all agreed with October 9 and October 23.

Town Planner Alan Gordon stated that civil engineer Leslie Wilson has left HS&T Group, and has been hired by Bertin Engineering, Inc.

Town Planner Alan Gordon stated that the Planning Board's end of fiscal year balance for application fee deposits to General Fund is \$7,180.56

Minutes

June 5, 2013

Member Jean Vincent made a motion to approve the June 5, 2013 minutes as written. Member Pete Starkus seconded the motion. All members were in favor.

June 19, 2013

Member Jean Vincent made a motion to approve the June 19, 2013 minutes as written. Member Pete Starkus seconded the motion. All members were in favor.

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

Motion to adjourn at 8:30 p.m.