

Planning Board Meeting Minutes
August 7, 2013

Present: Chairman John P. McGrath, Patricia Rydlak

Member: Jean Vincent and Peter D. Starkus

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Planning Board Alternate: Alycia Dzik

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

Member Pete Starkus made a motion to approve vouchers for payroll. Member Patricia Rydlak seconded the motion. All members were in favor.

Planning Board Mail and Correspondences

The Board reviewed other communities' correspondences.

Geo-Peak Energy Site Plan Application-Public Hearing

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

Mr. Scott reviewed stormwater management details also.

The Board reviewed the VHB, Inc. peer review report dated 8-17-13.

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 the proposed stormwater management berms would be made of.

Mr. Mike Scott stated they are made of soil, following all state and federal standards.

At the Board's request, VHB, Inc. peer review engineering consultant Sarah Widing, P.E. updated the Board on the applicant's compliance with four (4) plan revision items that she had recommended in her previous plan review.

Board Member Alycia Dzik asked Mike Scott to define the term illicit drainage discharge and further answer a drainage design question.

Abutter Mr. Gobbi of 31 Carpenter Hill Road asked Mr. Scott where this type of drainage system has been done, and was it successful.

Engineer Mr. Scott stated yes, it has been successful used in other projects.

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

The Board reviewed draft approval conditions presented by the Town Planner.

Member Pete Starkus made a motion to approve the GeoPeak Energy Site Plan Application with the conditions discussed at the August 7, 2013 meeting.

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

Subdivision/Site Plan Administration

Ramshorn Road Reduced Frontage Lot Special Permit Extension Request

Member Patricia Rydlak made a motion to approve a one-year approval extension to August 11, 2014 for the Ramshorn Road Reduced Frontage Lot Special Permit.

Member Jean Vincent seconded the motion. All members were in favor.

Haggerty Landing Annual Approval Extension Request

Member Patricia Rydlak made a motion to approve a one-year Haggerty Landing definitive subdivision plan approval extension to August 17, 2014. Member Jean Vincent seconded the motion. All members were in favor.

Member Jean Vincent seconded the motion. All members were in favor.

Jennings Road Ext. Annual Approval Extension Request

Member Patricia Rydlak made motion to approve a one-year Jennings Road Ext. definitive subdivision plan approval extension to September 15, 2014. Member Pete Starkus seconded the motion. All members were in favor.

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

Graves Engineering Annual Review on Subdivision Regulations

Graves Engineering, Inc. reviewed the subdivision regulations and stated in a letter that at the present time no revisions to the Subdivision Regulations are recommended.

Barrier discussion on Ted's entrance at Stafford Street and Route 20.

The Town Planner stated during the site plan approval process, Engineer Mr. Michael Loin of Bertin Engineering, Inc. proposed installing larger and heavier planting basins. Currently the planting barrier design is much smaller pots, and do not provide secure blockage at the Stafford Street/Route 20 entrance of Ted's.

The Board all agreed to send a letter to Mr. Mroczkowski stating the site plan field item discussed must be completed by September 18, 2013.

Planning Board Discussion

The Town Planner reminded the Board that the September Planning Board Meeting is scheduled for September 18.

Town Planner Alan Gordon stated the Central Mass Business Expo is scheduled for October 2, 2013 at the DCU Center in Worcester. Mr. Gordon stated that all the board members are welcome to attend. The EDC will have its annual booth at the Expo.

The Board discussed the October Planning Board meetings and the Board all agreed with October 9 and October 23. The dates have been changed because of the Business Expo scheduled on October 2nd.

The Board read an e-mail from the Town Administrator showing the dollar amount of the proposed override is estimated at \$800,000.

The 2 ½ override vote for the Town is scheduled on September 9th at the Heritage School from 12:00 pm to 8:00 pm.

The Town Planner passed out the position reclassification paperwork that was filled out by both the Town Planner and Administrative Assistant Jayne Garney as part of the ongoing Town employee reclassification/update project.

Town Planner Alan Gordon stated he is in the process of re-ordering Historic brochures.

Town Planner Alan Gordon stated that Mr. Matt Franz of CMRPC is updating the zoning map to include the two zone changes approved at the May 20, 2013 annual town meeting.

Minutes**July 17, 2013**

Member Jean Vincent made a motion to approve the July 17, 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 8:45 p.m.