

Planning Board Meeting Minutes
October 23, 2013

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

Member: Jean Vincent and Peter D. Starkus

Planning Board Alternate: Alycia Dzik

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Chairman McGrath opened the meeting at 7:00 p.m.

Chairman McGrath reviewed bills and payroll

Member Jean Vincent made a motion to approve the vouchers for bills. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Jean Vincent made a motion to approve payment for payroll. Member Patricia Rydlak seconded the motion. All members were in favor.

Chairman McGrath reviewed mail and correspondences

Approval-Not-Required

Baker Pond Road

Member Jean Vincent made a motion to approve the ANR on Baker Pond Road to adjust lot lines. Member Pete Starkus seconded the motion. All members were in favor.

Dresser Hill Road

Member Jean Vincent made a motion to approve the Dresser Hill ANR to adjust lot lines due to a field correction on a previous survey. Member Patricia Rydlak seconded the motion. All members were in favor.

Swadia Performance Guarantee

Town Planner Alan Gordon stated that two field items remain. The striping on the driveway is not complete, and two outdoor lights need to be installed. The Board discussed the driveway lighting. Alan Gordon will contact Bertin Engineering on the outdoor lighting status.

Member Jean Vincent made a motion to release the performance guarantee with the conditions discussed. Member Patricia Rydlak seconded the motion. All members were in favor.

Subdivision/Site Plan Administration:

Ted's Retail Site Plan Performance Guarantee Release

The Board reviewed the final Graves Engineering, Inc. report for the Ted's Retail site plan field inspection. Per Graves Engineering, Inc. recommendation; Member Jean Vincent made a motion to release the final Southbridge Savings Bank escrow amount of \$125,852. Member Patricia Rydlak seconded the motion. All members were in favor.

Griffin Realty Trust-Business Enterprise Park Special Permit/Definitive Subdivision Approval Extension Request

Member Jean Vincent made a motion to extend the approval period for the Griffin Realty Trust Business Enterprise Park (BEP) Definitive Subdivision Plan to November 1, 2014. Member Pete Starkus seconded the motion. All members were in favor.

Planning Board Alternate Alycia Dzik made a motion to approve the Business Enterprise Park (BEP) Special Permit extension to November 1, 2014. Member Jean Vincent seconded the motion. All members were in favor.

Blair Builders-Dresser Hill Common Driveway Special Permit Approval Extension Request

Member Jean Vincent made a motion to approve a one-year extension for the Dresser Hill Common Driveway Special Permit for two (2) single-family house lots located off A. Vinton Road in the Dresser Hill definitive subdivision to November 3, 2014. Member Pete Starkus seconded the motion. All members were in favor.

Growth Management

Nature's Classroom Discussion

The Board reviewed a Graves Engineering, Inc. Nature's Classroom site inspection report dated October 18, 2013. Engineer Mr. Mike Andrade noted that Mr. Santos wants various site plan design items changed not on the original January 9, 2013 site plan approval.

The Board all agreed to send Mr. Santos a letter stating proposed revision items will need a formal review and decision on the redesign by the Planning Board at a posted Planning Board future meeting.

Gunter Estates

The Board reviewed a Graves Engineering report recommending a process for the entrance roadway redesign and Phase I stormwater management infrastructure installation.

Tree Grant Project Update:

Town Planner Alan Gordon stated all the trees have been planted by the Highway Department and the Cemetery Commission.

Mr. Gordon stated he met with Bartlett Tree Experts for an evaluation on the Champion Black Tree. Mr. Gordon stated he was surprised when he noticed that the Champion Black Cherry Tress had 2/3 collapsed.

Bartlett Tree Expert, stated based on the tree trunk, is still the largest trunk noted in history for a black cherry tree.

The tree is estimated to be around 110 to 120 years old. Bartlett will move forward on treating and maintaining the remainder of the tree, which is still the largest black cherry tree in Massachusetts.

Planning Board Discussion:

The Board all agreed to have one meeting in December, on December 11th.

October 9, 2013 Minutes

Member Pete Starkus made a motion to approve the October 9, 2013 minutes as written. Member Jean Vincent seconded the motion. All members were in favor.

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

Motion to adjourn at 7:50 p.m.