

Planning Board Meeting Minutes
March 5, 2014

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

Member: Jean Vincent, Pete Starkus, Alycia Dzik

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

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

John McGrath reviewed bills and payroll

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

John P. McGrath reviewed mail and correspondences

Memo from Town Administrator informing the Town that there is a Charlton/Dudley Regional School regional special election scheduled on March 18 at the Charlton Heritage School from 12pm to 8pm to consider funding to add recreational fields.

John read a memo inviting all the Boards and Commissions to an April 8 Semi-annual All Boards and Commissions meeting at 6:30 pm at the Charlton Senior Center.

Mr. McGrath stated he will be attending the meeting to represent the Planning Board.

American Tower Corporation-Tower Antenna Addition

Member Alycia Dzik made a motion to approve the American Tower Corporation request to add an additional antenna to the existing stealth communications facility located off of J. Hammond Road. Member Patricia Rydlak seconded the motion. All members were in favor.

Approval-Not-Required
Carpenter Hill Road

Member Alycia Dzik made a motion to approve an ANR to adjust lot lines on Carpenter Hill Road.

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

Hill Road (AKA: Major Hill Road)

Alycia Dzik made a motion to approve the ANR to create 2 lots with a note stating on all plans:

Lot #2 does not have adequate roadway access required under M.G.L. Chapter 41 or minimum required roadway frontage under M.G.L. Chapter 40-A.

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

Paula Thompson, Waterman Design Associates

Ms. Paula Thompson, from Waterman Design Associates was present to discuss a Preliminary Plan for a proposed Senior Living Community to be located on Northside Road.

Ms. Thompson gave an overview. She stated the proposed location is on Northside road with 23.5 Acres. There are 27 units proposed for 55 and over with 10% Affordable Housing. The housing units will be proposed for ranch style single family units with one or two bedroom units.

Ms. Thomas stated the proposed plan will be designed using a subdivision road that will remain private, town water from Southbridge, MA, and DEP design for an on-site treatment for septic.

The Board thanked Ms. Thompson for discussing the Preliminary 55 and over Senior Plan with them.

Ms. Thompson stated she will be submitting the Definitive Subdivision Plan and the Special Permit, and traffic report in the Spring time.

Growth Management

The Board discussed several proposed projects that will be submitted in the near future for site plan or special permit review.

Site Plan Administration

The Board discussed a future site plan revision to the GeoPeak Energy to amend the previously approved site plan on Carpenter Hill Road.

The proposed revision is to reduce the solar array lay-out approximately two (2) acres.

The GeoPeak Energy public hearing will be scheduled for April 2, 2014.

Planning Board Discussion:

The Board discussed a request from Ms. Craver asking the Planning Board to map out proposed development on a Town map and color code the years for reference. Ms. Craver stated this will help her plot-out future water line usage.

Discussion ensued, and the Board stated that Mr. Matt Franz, the Towns mapping consultant will be contacted to map-out actual built development as a useful database of how much extensive development has actually been developed the past several years in Town.

The Board did not agree to map proposed development, as it has not been created yet. They felt that Ms. Craver can easily review the list that the Board provided to her last week with the Water/Sewer Department to locate those properties in conjunction with the Town water lines.

March 15 Planner's Conference

Mr. Gordon and Ms. Rydlak are attending the Holy Cross Conference scheduled for March 15th.

Annual Water/Sewer Update with the Planning Board

Town Planner Alan Gordon stated he will be contacting Mr. Rob Lemansky from the Water/Sewer Department to attend a Planning Board meeting for their annual Water/Sewer update with the Board.

Minutes

February 19, 2014

Member Pete Starkus made a motion to approve the February 19, 2014 as written. Member Jean Vincent seconded the motion. All members were in favor. Member Alycia Dzik abstained because she was not present at the meeting.

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

Motion to adjourn at 8:35p.m.