

Planning Board Meeting Minutes
May 7, 2014

Present: Chairman Pete Starkus

Member: Alycia Dzik, Ross Lemansky

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Not Present: Jean Vincent

Chairman Pete Starkus opened the meeting at 7:00 p.m.

Chairman Pete Starkus welcomed Mr. Ross Lemansky to the Planning Board.

Pete Starkus reviewed bills

Member Alycia Dzik made a motion to approve the vouchers for bills. Member Ross Lemansky seconded the motion. All members were in favor.

Member Alycia Dzik made a motion to approve vouchers for payroll. Member Ross Lemansky seconded the motion. All members were in favor.

Pete Starkus reviewed mail and correspondences

Mr. Pete Starkus reviewed other communities' correspondences.

Mr. Starkus read a letter from Mr. John McGrath. Mr. McGrath has resigned from the Planning Board because he has been elected to the Board of Selectmen.

7:12 p.m. Approval-Not-Required

Harrington Road

Member Alyvia Dzik made a motion to approve the Harrington Road ANR to Create 2 house lots. Member Ross Lemansky seconded the motion. All members were in favor.

7:15 p.m. Zoning By-Law General Code Formatting-Public Hearing

Chairman Starkus read the public hearing notice.

Town Planner Alan Gordon summarized the changes are formatting of section numbers, titles and spelling consistencies in order to have an encyclopedia-style complete set of town by-laws on record in the Town Clerk's Office. Mr. Gordon stated the subdivision regulations are not part of this change.

Member Alycia Dzik made a motion to close the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Member Alycia Dzik made a motion to approve the recommendation for Town Approval at the Annual May 19, 2014 Town Meeting. Member Ross Lemansky seconded the motion. All members were in favor.

Swadia Site Plan Field Adjustment-Main Street Convenient Store

Town Planner Alan Gordon stated the Main Street convenient store is adding a Dunkin Donuts to the interior of the store. The field adjustment is to add an exterior freezer. Member Alycia Dzik made a motion to approve the Swadia field adjustment for an exterior walk-in freezer. Member Ross Lemansky seconded the motion. All members were in favor.

Danforth Lane Performance Guarantee Release Request

Member Alycia Dzik made a motion to release the remaining held performance guarantee in the amount of \$3,968 for the Stevens Estates (Danforth Lane) subdivision roadway and infrastructure construction. Member Ross Lemansky seconded the motion. All members were in favor.

7:25 p.m. M.G.L. Chapter 43-D Discussion

EDC Chairman Mr. Jay Detarando and Member Bill Fontaine were present to represent the EDC. Town Administrator Robin Craver was present to discuss M.G.L. Chapter 43-D with the Board.

Mr. Gordon stated in 2006 the Planning Board and the EDC Commission reviewed 43-D, and no one had an interest in it because there was no advantage to it at the time. The applicant must have 30 acres of Commercial or Industrial zoned property.

Mr. Jay Detarando stated Mr. Prouty has offered his Route 20 property for the Town to submit to request to state government to designate his undeveloped parcel located southerly off of Route 20 at the Charlton-Southbridge town line as a M.G.L. Chapter 43-D designated development site to be the first to be considered for 43-D.

Mr. Gordon stated the property to be considered must be 30 acres, and Mr. Prouty's property is over 30 acres.

Member Alycia Dzik made a motion to support Mr. Dan Prouty's property off of Route 20 at the Charlton-Southbridge line to be considered to be added to M.G.L. Chapter 43D list for Town Approval at the May 19, 2014 Annual Town Meeting. Member Ross Lemansky seconded the motion. All members were in favor.

Town Planner Reclassification Discussion

EDC Chairman Jay Detarando and EDC Member Bill Fontaine were present.

Mr. Detarando stated the potential to separate the positions of the EDC Director and the Town Planner is driven by the Finance Committee. Mr. Detarando stated there will be an Executive Session meeting with the EDC hosted by the Select Board to discuss the possibility of reducing the Town Planner's hours.

Chairman Starkus stated he would like to go to the meeting.

Member Ms. Dzik asked how we are saving money.

Mr. Detarando stated can we live without EDC. This is to be determined.

Mr. Detarando stated the meeting will be next week either in the Selectmen's Meeting Room or at Incom.

Mr. Detarando asked how May 12th @ 1:30 p.m. would work for everyone.

Mr. Detarando stated to Mr. Gordon that the Select Board requests that he not attend the Executive Session, so that attendees with varying opinions on the staffing will not feel uncomfortable expressing opinions on which may be determined to Mr. Gordon's staffing to the EDC.

Planning Board Member Alycia Dzik, and Chairman Pete Starkus stated they can attend to represent the Planning Board. EDC Member Bill Fontaine and EDC Chair Jay Detarando stated they will be attending the meeting.

Housing Authority Expansion Project

The Town Planner stated the RFP is reviewed on the land distribution agreement, and stated it has been reviewed by the Mass. DHCD Attorney.

Town Planner passed out the Charlton Authority pre-bid for their review.

Town Planner Alan Gordon stated he received a letter from DHCD and the letter stated the eligibility letter from Charlton Housing Authority never expired, so the project is still approved by DHCD as funding eligible.

Planning Board Member Seat

Town Planner Alan Gordon stated that Patricia Rydlak has sent a letter stating she would like to fill the vacant seat.

Member Alycia Rydlak made a motion to post John McGrath's vacant Planning Board seat with the Selectmen's Office for posting. Member Ross Lemansky seconded the motion. All Members were in favor.

Planning Board Discussion

Town Planner Alan Gordon stated Sarah Widing, VHB, Inc. has a field meeting on Friday to review the Wolfenden's drainage issue on Bay Path Road at the Solar Flair facility site.

Town Planner Alan Gordon stated the annual cell tower compliance letters have been sent out, per special permit requirement.

Town Planner Alan Gordon stated the SBA flag on Route 20 has been ordered, and will be installed next week on the flagpole tower.

Town Planner Alan Gordon stated CMRCP is definitely conducting the Village District bicycle and pedestrian data counts in Charlton between May and September. The data can be used in our upcoming Village Planning study.

Member Ross Lemansky made a motion to adjourn. Member Alycia Dzik seconded the motion. All members were in favor.

Motion to adjourn at 8:30 p.m.