

**Planning Board Meeting Minutes**  
**May 21, 2014**

Present: Chairman Pete Starkus

Members: Jean Vincent, Alycia Dzik, Ross Lemansky

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

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

**Pete Starkus reviewed bills**

Member Jean Vincent made a motion to approve the vouchers for bills. Member Alycia Dzik 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 the Select Board stating May 25, 2014 has been designated Arbor Day for Charlton.

**7:10 p.m. Housing Authority Project Update**

The Board reviewed a hand-out from project consultant Chip Garnier showing all the events leading up to the RFP for the Housing Authority expansion project. Town Planner stated the Mass. DHCD Attorney will review the RFP on more time before it goes out to bid.

**7:15 p.m. LFB USA, (Revo) Site Plan Application Public Hearing**

Chairman Starkus read the public hearing notice.

Engineer Mark Piermarini, from Whitman & Bingham Assoc. reviewed the plans with the Board. He stated the property is approximately 94 acres on the east side of New Spencer Road in Charlton. The proposed building will be 14,400 square feet, with 33 parking spaces. He summarized the site plan design items.

The Board had no comments.

Mr. Starkus asked if anyone from the public would like to speak.

Abutter Dave Alger of 87 Old Spencer Road has concern with water run-off. Mr. Alger asked how many employees will be hired at the Rabbit Facility. Engineer Mr. Piermarini stated 28 employees.

Abutter Adrian Algier of 87 Old Spencer Road asked if the proposed site plan was close to his property. Engineer Mr. Piermarini stated no and showed the distance between the properties.

Town Planner reviewed the Graves Engineering report with 20 items that are mostly storm water management. The applicant will submit a revision to address the comments.

Member Alycia Dzik made a motion to continue the public hearing to June 4, 2014. Member Jean Vincent seconded the motion. All members were in favor.

### **7:35 p.m. Telecommunications Tower Antenna replacements:**

#### **J. Hammond Road**

Member Alycia Dzik made a motion to approve the proposed antenna field addition with conditions discussed at the May 21, 2014 Planning Board meeting to swap-out six (6) antennas along with one (1) equipment cabinet located on the existing stealth communications facility located on property off of J. Hammond Road. Member Ross Lemansky seconded the motion. All members were in favor.

#### **130 Sturbridge Road**

Member Alycia Dzik made a motion to approve the antenna field addition with conditions discussed at the May 21, 2014 Planning Board meeting to swap-out six (6) antennas along with one (1) equipment cabinet located on the existing stealth communications facility on property off of 130 Sturbridge Road. Member Ross Lemansky seconded the motion. All members were in favor.

### **Annual Bond Increases**

Member Alycia Dzik made a motion to approve the three SBA Cell Towers 3% annual decommissioning insurance bond increases as follows:

227 Carpenter Hill Road-Bond Increase to \$27,682

2 Center Depot Road-Bond Increase to \$27,660.

Dresser Hill Road-Bond Increase to \$20,763.

Member Ross Lemansky seconded the motion. All members were in favor.

**Planning Board Vacancy**

Town Planner Alan Gordon stated that Ms. Patricia Rydlak is the only person that applied for the vacant Planning Board seat.

Member Jean Vincent made a motion to recommend Ms. Patricia Rydlak to be appointed to the Planning Board per the May 27, 2014 Selectmen's Meeting joint vote of both Planning Board and Select Board.

Member Alycia Dzik seconded the motion. All members were in favor.

**Approval-Not-Required Ramshorn Road**

Town Planner Alan Gordon stated he has previously signed the ANR for a book and page correction.

All members signed and ratified the ANR with the book and page correction.

**Planning Board Discussion**

Town Planner Alan Gordon stated that Lambs Pond Estates is mostly complete, and it is time to start as-built process with Blair Builders.

Member Alycia Dzik made a motion to send a letter to Blair Builders on this matter. Member Ross Lemansky seconded the motion. All members were in favor.

The Board reviewed a memo from Town Administrator Robin Craver on revenue enhancement dated 5-14-14.

Member Alycia Dzik made a motion to send a letter to the Selectmen stating as discussed in the past, a great revenue source to the Town would be to create some ANR house lots on Town-owned property on Daniels Road and Colburn Road. Member Ross Lemansky seconded the motion. All members were in favor.

Also include in the letter cancelling the cell tower lease for the site and find a new company willing to build a cell tower there.

Chairman Pete Starkus read a letter concluding the agenda.

**New Business**

The Board discussed several site plans that will be submitted in the near future for public hearing review.

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

**Motion to adjourn at 8:30 p.m.**

