

Planning Board Meeting Minutes
June 4, 2014

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Staff: Planning Director Alan Gordon and Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

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

Mr. Starkus passed out the Worcester District Registry of Deeds approval-not-required signatures form for the Board to sign with Patricia Rydlak listed on the form as a new Planning Board member. The Board all signed the revised form. The ANR signature form will be sent in to the Worcester District Registry of Deeds.

Pete Starkus reviewed bills

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

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

Member Jean Vincent made a motion to approve payment for union longevity for Administrative Assistant Jayne Garney. Member Patricia Rydlak seconded the motion. All members were in favor.

Pete Starkus reviewed mail and correspondences

Mr. Pete Starkus reviewed other communities' correspondences.

Mr. Pete Starkus read a letter from Trish Settles, from CMRPC inviting the Board to their annual legislative breakfast at Union Station on June 6, 2014 from 8:00 to 10:00 AM if anyone would like to attend.

Member Patricia Rydlak stated she may attend.

Approval-Not-Required**Blood Road**

Mr. Ross Lemansky recused himself from the Approval-Not-Required review. Member Jean Vincent made a motion to approve the Blood Road ANR to create 4-house lots for applicant Ms. Kathleen Lemansky. Member Patricia Rydlak seconded the motion. All members were in favor, with Mr. Ross Lemansky abstaining.

Blood Road

Mr. Ross Lemansky recused himself from the Approval-Not-Required review. Member Jean Vincent made a motion to approve the ANR for applicant Ms. Kathleen Lemansky to create 1-house lot on Blood Road. Member Patricia Rydlak seconded the motion. All members were in favor, with Ross Lemansky abstaining.

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

Chairman Pete Starkus read the continued public hearing notice.

Town Planner Alan Gordon reviewed the Graves Engineering, Inc. peer review report dated 6-2-14 with only two remaining comments. Comment #6 refers to removing the signature block. Comment # 10 refers to test pit results in any of the proposed storm water facility areas.

There were no abutters present at the public hearing.

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

Member Jean Vincent made a motion to approve the LFB-USA Inc. (REVO) Site Plan Application with conditions to be listed in the June 5, 2014 site plan approval decision.

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

7:30 p.m. Bill Scanlon-Affordable Housing Project

Housing Consultant Mr. Bill Scanlon was present to review the proposed affordable housing project.

Mr. Scanlon stated there were originally 35 properties to be considered for affordable housing. He has narrowed it down to 6 sites to review this evening.

Discussion ensued on the proposed sites for a potential affordable housing in the future. The Board noted that on Burlingame Road, the Town owns property 6 acres, near the ball fields near the center of Charlton, with Town Sewer. Mr. Scanlon stated at the next working meeting, the Board will rank sites.

8:00 p.m. Telecommunication Tower Antenna Replacements
SBA-227 Carpenter Hill Road

Member Patricia Rydlak made a motion to approve the antenna field adjustment with Building Commissioner Curt Meskus's field inspection review to swap-out three antennas along with one equipment cabinet, and remove three additional antennas currently located on the existing stealth communications facility at 227 Carpenter Hill Road.

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

Vincent-Special Permit Approval Extension Request Casey Road

Member Jean Vincent recused herself from the review.

Member Ross Lemansky made a motion to approve the Casey Road reduced frontage special permit annual extension to August 21, 2015. Member Patricia Rydlak seconded the motion. All members were in favor, with Member Jean Vincent abstaining.

New Business

Graves Annual Contact Extension

Member Jean Vincent made a motion to approve and sign the Graves Engineering, Inc. annual contract with a 1.5% increase on hourly engineering review rate. This increases Engineer Mike Andrade by \$3.00 an hour. The rates are paid by permit applicants and developers as reimbursals to the Board, under State Law.

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

Town Planner Alan Gordon stated the end of year revenues are doing well. The Planning Board is giving back around \$7,000 in received revenues to the Town General Fund.

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

Motion to adjourn at 9:00 p.m.