

**Planning Board Meeting Minutes**  
**July 9, 2014**

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Staff: Planning Director Alan Gordon

Not Present: Member Alycia Dzik, 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 Ross Lemansky seconded the motion. All members were in favor.

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

**Pete Starkus reviewed mail and correspondences**

Mr. Pete Starkus reviewed other communities' correspondences.

**7:15 p.m. Borrego Solar Systems Commercial Solar Energy Array Site Plan Application-15 Berry Corner Road-Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Chairman Pete Starkus stated that the applicant has requested the site plan be withdrawn without prejudice.

Applicant David Albrecht, P.E. of Borrego Solar System, Inc. explained that the land owner changed his mind about leasing the property.

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 request for the applicant to withdraw the site plan application without prejudice. Member Ross Lemansky seconded the motion. All members were in favor.

**7:30 p.m. Borrego Solar System Commercial Solar Energy Array Site Plan Application-29 Oxford Road-Public Hearing**

Chairman Starkus read the public hearing notice.

The Town Planner explained that this is an administrative Site Plan review that is allowed. The Planning Board reviews per design specifics the drainage, lighting, fencing, and traffic.

The applicant has requested a continuance before moving forward.

Applicant David Albrecht requested a continuance to revise the site plan per Graves Engineering review report.

Member Jean Vincent made a motion to continue the public hearing to August 6, 2014. Member Ross Lemansky seconded the motion. All members were in favor.

**Telecommunication Tower Antenna FAA/FCC Compliance: American Tower Corp.-130 Sturbridge Road**

The Board reviewed the June 3, 2014 letter from American Tower Corporation confirming 2014-2015 annual compliance with FAA and FCC regulations regarding operation of the telecommunications tower owned by American Tower Corporation located at 130 Sturbridge Road.

The annual contract is a requirement of the Planning Board's Special Permit.

Member Jean Vincent made a motion to accept the document submitted by American Tower Corporation. Member Ross Lemansky seconded the motion. All members were in favor.

**Subdivision Administration: Lambs Pond Estates Definitive subdivision Plan**

Member Patricia Rydlak made a motion to approve the Lambs Pond Estates Definitive Subdivision Plan one-year approval extension request to July 20, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

**Lambs Farm Estates-Performance Guarantee Reduction Request**

Member Patricia Rydlak made a motion to approve the Graves Engineering, Inc. recommendation to reduce the performance guarantee amount for the Lambs Pond Estates subdivision by \$135,058 from \$245,013 to a new amount of \$109,955, for work completed. Member Jean Vincent seconded the motion. All members were in favor.

**Minutes:****May 7, 2014**

Member Patricia Rydlak made a motion to approve the May 7, 2014 minutes as amended. Member Ross Lemansky seconded the motion. All members were in favor, with Jean Vincent abstaining because she was not present at the Planning Board meeting.

**May 21, 2014**

Member Patricia Rydlak made a motion to approve the May 21, 2015 minutes as amended. Member Jean Vincent seconded the motion. All members were in favor.

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

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