

Planning Board Meeting Minutes
July 23, 2014

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Alycia Dzik, Ross Lemansky

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

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

Pete Starkus reviewed bills

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

Pete Starkus reviewed mail and correspondences

Mr. Pete Starkus reviewed other communities' correspondences.

7:12 p.m. Chapter 61A Release Request-29 Oxford Road

The Board reviewed the Chapter 61A release request from Attorney Francis Fennessey pertaining to the property of Peter Millette at 29 Oxford Road.

The Planning Board has no objection to the Town of Charlton choosing not to exercise the right of first refusal for the property located at 29 Oxford Road.

Member Ross Lemansky made a motion to support the Chapter 61A notification release request.

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

7:15 p.m. Sunpower Corp. Systems Commercial Solar Energy Array Plan Application-82B Northside Road-Public Hearing

Chairman Pete Starkus read the public hearing notice.

Present at the public hearing was Engineer Chris Barnette from Dewberry Engineering, Inc.

Mr. Dewberry stated the site plan application is to install and operate 1.0 Megawatt commercial ground mounted solar array and associated utility connection on approximately 3.0 acres of 32.7 acre site located 82B Northside Road.

The array will provide direct power to the on-site Verizon phone building.

Mr. Barrette stated the area where the solar panels are proposed is already a cleared flat meadow, so there are no water issues. The electricity from the proposed solar panels are for the existing site, only using 9% of the existing buildings use.

Town Planner Alan Gordon reviewed the Graves Engineering, Inc. peer review report dated July 22, 2014. Mr. Gordon stated 12 of the 14 items have been addressed.

Item #9 and Item #11 are footnote information items that will be added to the final plan.

Mr. Starkus asked if anyone from the public would like to speak. There were no comments from the public.

Mr. Starkus asked if any of the Board Members had any questions. Member Patricia Rydlak asked if there were any security cameras proposed. Engineer Mr. Barrette stated yes.

Member Patricia Rydlak made a motion to approve the Site Plan Application with conditions listed in the site plan decision dated 7-23-14. Member Ross Lemansky seconded the motion. All members were in favor, with Member Alycia Dzik abstaining because she was not present for the public hearing discussion.

Member Alycia Dzik arrived at the meeting at 7:32 p.m.

Jennings Road Extension Subdivision-Partial Release of Covenant Request

Mr. Russell Jennings has requested a continuance to August 6, 2014 for the Jennings Road Extension Subdivision partial release of covenant request.

Planning Board Discussion

CMRPC Planning Board Delegate

Member Jean Vincent made a motion to re-appoint Patricia Rydlak as Planning Board delegate for Central Mass Regional Planning Commission (CMRPC). Member Ross Lemansky seconded the motion. All members were in favor.

August Meeting Schedule

The Board discussed adding a second special meeting in August due to the extra Planning Board site plan applications that have been submitted.

The Board all agreed with August 13th.

Carpenter Hill Road Solar Update

Town planner Alan Gordon stated that GeoPeak was the owner of the Carpenter Hill Road Solar ground mounted solar array site plan, but the project has been sold to Nexamp, Inc. a solar energy company based in Boston.

Mr. Gordon stated that he has been in contact with the new owners to discuss a revision because there was an issue with the staging area which is the Kaszowski property being in 61A. The property is in Agricultural Preservation Restriction, and cannot be accessed. Mr. Gordon stated Mike Scott from Waterman Design will be working on the revision and will submit for a Planning Board public hearing.

Zoning Legislation Discussion On Wireless Communication Cell Towers

The Board reviewed The Beacon magazine hand-out on the Mass. Municipal Association Executive Director Geoffrey Beckwith opposing proposed legislation that would exempt the telecommunications industry from local zoning by-law regulation or compliance. The Board all agreed to send a letter to Senator Brewer and State Rep Peter Durant stating the Planning Board is in support of the MMA position in opposition of this change.

The Board was all in agreement with Mr. Beckwith that both the previous 2012 Federal approved legislation and the pending FCC nation-wide regulation will provide a more fair and reasonable process to govern local build-out of a national wireless telecommunications network.

Planning Board Discussion

Town Planner Alan Gordon updated the Board on several future site plan applications.

On the agenda August 6th is Ponnakin Hill Subdivision Phase III roadway and infrastructure design revision and Oxford Road-Borrego Solar System Commercial Solar Energy Site Plan Application.

Minutes:

June 4, 2014

Member Jean Vincent made a motion to approve the June 4, 2014 minutes as written. Member Alycia Dzik seconded the motion. All members were in favor.

June 18, 2014

Member Patricia Rydlak made a motion to approve the June 18, 2015 minutes as written. Member Jean Vincent seconded the motion. All members were in favor.

Adjourn to go into Executive session:

Chairman Pete Starkus made a motion to move to go into Executive Session to review the Executive Session Draft May 15, 2014 Minutes.

The Board will not reconvene in Open Session.

Vote by roll to call into Executive Session:

Chairman Pete Starkus-Yes

Patricia Rydlak-Yes

Jean Vincent-Yes

Alycia Dzik-Yes

Ross Lemansky-Yes