

Planning Board Meeting Minutes
August 6, 2014

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Alycia Dzik, Ross Lemansky

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Jean Vincent

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

Member Ross Lemansky 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.

7:07 p.m. Telecommunication Tower Antenna Replacement:

American Tower Corp.-130 Sturbridge Road

The Board reviewed the telecommunication tower antenna replacement request for American Tower Corporation at 130 Sturbridge Road.

Member Ross Lemansky made a motion to approve the antenna replacement at 130 Sturbridge Road for applicant American Tower Corporation. Member Patricia Rydlak seconded the motion. All members were in favor.

7:15 p.m. Ponnakin Hill Estates Subdivision-Phase III Revision Public Hearing

Chairman Pete Starkus read the public hearing notice.

Mr. Michael Loin from Bertin Eng. Inc. was present to represent the applicant, Mr. Michael Mahlert from Hometown Bank.

Mike Loin presented the revision. He stated the revision is a modification to Phase III roadway and infrastructure design within the Ponnakin Hill Estates Subdivision. Said Phase III proposed revisions include revisions to the design of the noise barrier on lots 4,5, and 6, design revisions to a portion of roadway drainage along 45-47 and relocation of the phase III sidewalk segment from the south to the north side of the roadway.

Member Alycia Dzik arrived at 7:20 p.m.

Town Planner Alan Gordon presented the Graves Engineering, Inc. peer review report dated July 30, 2014.

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

Abutter Mike Dimasi of 38 Hycrest Road stated his concern with water run-off issues.

He stated he has had to re-pave his driveway due to water issues, and he has cracks in the cement around his in-ground pool area caused by water issues.

He stated the drain near Lot #1 is full of mud, and it not properly working. Mr. Loin stated he will contact the applicant on this.

Mr. Dimasi stated the sidewalk in front of Lot #48 is crumbled, and needs to be repaired.

Town Planner Alan Gordon stated he will contact Mike Andrade, from Graves Engineering, Inc. to inform him of these issues. He will meet with abutter Mr. Dimasi and review the water run-off issues with him.

Member Patricia Rydlak made a motion to continue the Ponnakin Hill Estates Subdivision site plan revision public hearing to August 13, 2014. Member Ross Lemansky seconded the motion. All members were in favor.

Jennings Rd. Extension Subdivision-Partial Release Of Covenant Request

Town Planner Alan Gordon stated Mr. Jennings has requested a continuance to August 13, 2014.

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

Chairman Starkus opened the continued public hearing.

Town Planner Alan Gordon stated Borrego Solar Systems, Inc. has requested a continuance to our next meeting on August 13, 2014, in order to submit plan revisions.

Member Patricia Rydlak made a motion to continue the Borrego Solar System Commercial Solar Energy Site Plan Application on 29 Oxford Road to August 13, 2014. Member Ross Lemansky seconded the motion. All members were in favor.

EDC Representative from the Planning Board

Member Patricia Rydlak made a motion to re-appoint Alycia Dzik as the EDC Representative from the Planning Board. Member Ross Lemansky seconded the motion, Vote 3-0, Alycia Dzik abstained.

Tree Grant Update:

Town Planner Alan Gordon stated he sent in the Urban and Community Forestry Challenge Grant reimbursement request form for the tree planting projects on July 29, 2014.

Minutes:

July 9, 2014

Member Patricia Rydlak made a motion to approve the July 9, 2014 minutes as written. Member Ross Lemansky seconded the motion. Member Alycia Rydlak abstained because she was not present at the July 9, 2014 Planning Board meeting. All members were in favor.

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

Motion to adjourn at 8:42 p.m.