

Planning Board Meeting Minutes
August 13, 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.

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

Member Patricia Rydlak made a motion to continue the Borrego Solar System Commercial Solar Energy Site Plan Application on 29 Oxford Road to September 3, 2014 at the request of the applicant. Member Ross Lemansky seconded the motion. All members were in favor.

Permit Administration:

Haggerty Landing Definitive Subdivision Approval Extension Request

Member Patricia Rydlak made a motion to approve the one-year extension approval for Haggerty Landing Definitive Subdivision to 8-17-2015. Member Ross Lemansky seconded the motion. All members were in favor.

Ted's Retail Site Plan Approval Extension Request

Member Ross Lemansky made a motion to approve the Ted's Retail Site Plan one-year approval extension to 8-17-2015. Member Patricia Rydlak seconded the motion. All members were in favor.

Approval-Not-Required

Hill Road

Member Ross Lemansky made a motion to approve the ANR for a perimeter adjustment with the note attached to all copies of the plan from the previously approved ANR:

Lot #2 does not have adequate roadway access required under M.G.L. Chapter 41 or minimum required roadway frontage under M.G.L. Chapter 40-A.

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

7:15p.m. Lynch Home Daycare Site Plan Application-Public Hearing

Chairman Starkus read the public hearing notice.

The Board reviewed the site plan proposed for a home-based daycare business located at 141 Saundersdale Road.

The Town Planner stated there was one comment from the Board of Health on the required number of gallons per day. Ms. Lynch will contact the Board of Health on this.

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

The only one present for the public hearing was the applicant Ms. Kelly Lynch, and Engineer Mr. Kevin Morin.

There were no comments from the public or the Planning Board.

Chairman Starkus closed the public hearing.

Member Ross Lemansky made a motion to approve the Lynch Home Daycare Site Plan Application with the standard conditions listed in the August 14, 2014 decision.

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

Russ Jennings Recreation Site Plan Pre-Application Discussion

Mr. Russ Jennings and his Engineer from Bertin Engineering, Inc. came forward to discuss their concept plan for a recreational facility off of Brookfield Road.

This is their third pre-application meeting with the Board.

Mr. Jennings passed out a proposed lay-out of the recreational facility showing the different activities proposed and the phasing of the plans. There are five phases to the project.

Mr. Jennings stated Phase I will be a proposed campground, motocross, and a drag strip.

Town Planner Alan Gordon asked what the time table is proposed for submitting the site plan for phase I. Mr. Jennings stated October.

Mr. Gordon stated phases are approved individually. The approval for the proposed site plan for Phase I will be Phase I and the access driveway.

Mr. Gordon informed Mr. Jennings that MEPA will need to be contacted on this project because of the large scale of the project.

Town Planner invited Mr. Jennings to the August 25th EDC meeting to show them the preliminary design of the recreational facility.

Town Planner Alan Gordon thanked Mr. Jennings and Bertin Engineering for all the work that has been involved with this project for the last year to get to this point of the project.

7:25 p.m. Ponnakin Hill Estates Subdivision-Phase III Revision Public Hearing

Bertin Engineering, Inc. has requested a continuance to September 3, 2014.

Town Planner passed out the Graves report dated 8-12-2014 and the noise barrier revision comments from Harris, Miller Miller and Hanson, Inc, the Board's noise engineering consultant.

Mr. Gordon reviewed the Graves Engineering, Inc. review dated August 12, 2014 in regards to the site visit review Mr. Andrade had with an abutter Mr. Dimasi in regards to the water concerns on is property.

Mr. Andrade stated in his report that the catch basin on Hycrest Road is full of sediment, which is located within the public portion of Hycrest Road. The Highway Department may wish to address this issue.

The report also stated the sidewalk in front of Mr. Dimasi's lot has a number of frost heaves and cracks. Mr. Andrade stated in the report that the ground water is

causing the heaving, and Bertin Engineering, Inc. will need to address correcting this problem.

Member Patricia Rydlak made a motion to continue the Ponnakin Hill Estates Subdivision site plan revision public hearing to September 3, 2014. Member Ross Lemansky seconded the motion. All members were in favor.

Zoning By-Law Revision

A resident in Charlton would like to propose a miniature golf facility on Route 20, but he read the zoning by-law and realized it is not permitted in IG zone.

The Board discussed sponsoring a warrant article in the fall to change the use-table to allow miniature golf in IG Zones with site plan review.

Zone Change Proposed for Special Fall Town Meeting

Mr. Gordon stated that resident Cheryl McKissick has discussed putting a zone change on the Fall Special Town Meeting. Ms. McKissick is proposing a zoning map revision on Griffin Road from BEP to IG to allow her to move her current trucking company on Route 20 to Griffin Road .Upon approval of the zoning map revision; she would apply for site plan review.

New Business

Alex Santos has had several tenants approach him on his Route 20 and Carroll Hill Road site.

Village District Study and Nexamp, Inc. Solar array on Carpenter Hill Road are both on the September 3rd Agenda.

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

Motion to adjourn at 8:15 p.m.