

Planning Board Meeting Minutes
September 3, 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 Alycia Dzik seconded the motion. All members were in favor.

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

Pete Starkus reviewed mail and correspondences

Mr. Starkus read a letter from Town Administrator Robin Craver stating the Special Town Meeting has been set for October 21, 2014.

Mr. Starkus reviewed a memo from Casella Waste Management stating Hazardous Waste Day is scheduled for September 21 from 9:00 am to 1:00 p.m.

The All Boards and Commissions semi-annual meeting is scheduled for September 23 at 6:30 p.m. in the Senior Center.

Mr. Pete Starkus reviewed other communities' correspondences.

Planning Board Alternate seat discussion

Mr. Starkus read a letter from resident Mr. Carl Hultgren stating he would like to be considered for the Planning Board vacant alternate seat.

The Board directed Alan Gordon to contact the Selectmen's Office to post the vacant Planning Board alternate seat.

Approval-Not-Required**North Sturbridge Road**

Member Alycia Rydlak made a motion to approve the ANR to create One-Lot on North Sturbridge Road. Member Ross Lemansky seconded the motion. All members were in favor.

Mr. Gordon stated applicant Mrs. Nylin has stated her concern to preserve the Heritage Black Cherry Tree, so in the near future Mrs. Nylin would like to revise the ANR showing a conservation easement to preserve the tree.

7:15 p.m. Nexamp Solar Site Plan Application-Public Hearing

Chairman Starkus read the public hearing meeting.

Mr. Mike Scott, P.E. of Waterman Design Associates, Inc. stated the proposed revisions to the original site approval include relocating the construction staging area back from the abutting Kaszowski property which is under Mass. Agricultural Protection. The other revision is a redesign on the main access driveway, with some drainage design revision.

The Board reviewed the August 28, 2014 Graves Engineering, Inc. report. Town Planner Alan Gordon stated that Mr. Mike Andrade stated in the report that the solar panels in the revision plan have been moved, 12 feet closer to the property line nearer the abutters.

Abutter Mr. Gobi stated his concern on the panels being moved closer to his property.

Mr. Pete Boria explained the original plan vs. the revision.

Abutter Mr. Gobi stated the panels need to be designed as original plan. The Board all agreed that the panels should not be moved closer to the property line.

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

Member Alycia Dzik made a motion to approve the Nexamp Solar Site Plan application with the conditions listed at the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Permit Administration:**Jennings Road Extension Definitive Subdivision Approval Extension Request**

Member Patricia Rydlak made a motion to approve the one-year extension request of Mr. Russ Jennings for Jennings Road Definitive Subdivision approval extension to 9-15-2015.

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

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

Town Planner Alan Gordon stated Jason Dubois from Bertin Engineering is still working on the revision to adjust the drainage issue at Mr. Dumais's property.

Member Alycia Dzik made a motion to continue the public hearing to September 17, 2014. Member Ross Lemansky seconded the motion. All members were in favor.

7:40 p.m. Borrego Solar System Commercial Solar Energy Array Site Plan Application-29 Oxford Road-Public Hearing(Continued)

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

Member Patricia Rydlak made a motion to approve the Borrego Solar System Commercial Solar Energy Site Plan Application on 29 Oxford Road with the conditions discussed at the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Dresser Hill Natural Heritage Permit Issuance

Applicant Mr. Clea Blair, Jr. was present to discuss the Mass. Division of Fisheries & Wildlife Natural Heritage Programs approval of his plan to preserve the endangered salamander on his subdivisions preserved open space.

Member Ross Lemansky made a motion to support and endorse the 11 acres preserved at Dresser Hill Estates to the Division of Fisheries and Wildlife. Member Alycia Dzik seconded the motion. All members were in favor.

Minutes:**July 23, 2014**

Member Jean Vincent made a motion to approve the July 23, 2014 minutes. Member Patricia Rydlak seconded the motion. All members were in favor.

August 6, 2014

Member Ross Lemansky made a motion to approve the August 6, 2014 minutes. Member Patricia Rydlak seconded the motion. All members were in favor. Member Jean Vincent abstained because she was not present at the meeting.

August 13, 2014

Member Alicia Dzik made a motion to approve the August 13, 2014 minutes. Member Patricia Rydlak seconded the motion. All members were in favor. Member Jean Vincent abstained because she was not present at the meeting.

Growth Management

Town Planner Alan Gordon passed out the Draft Annual Goals and Objectives. The Board will review them at the next meeting.

Town Planner Alan Gordon stated the Village District Study is on the September 17 agenda for the first project working meeting with CMRPC Planner Eric Smith.

The Board also discussed working with Consultant Bill Scanlon on a PATH application to DHCD for a study of a future affordable housing site. The Board all agreed that the best location for a future affordable housing would be the property across from Bay Path Vocational High School. Town Planner Alan Gordon stated he will need authorization from Bay Path to move forward with the study.

Planning Board Discussion

Town Planner Alan Gordon stated there are several proposed ground mounted solar arrays that will be coming to the Board for site plan review.

Town Planner Alan Gordon stated the two zoning by-law and map revision hearings are scheduled for the October 1 Planning Board Meeting.

Town Planner Alan Gordon stated he spoke with VHB, Inc. Sarah Widing and she has recommended one more site visit at the Solar Flair site to recheck the site drainage infrastructure.

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

Motion to adjourn at 9:10 p.m.