

Planning Board Meeting Minutes
October 1, 2014

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Staff: Planning Director Alan Gordon

Planning Board Alternate: Carl Hultgren

Not Present: Alycia Dzik and 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 payment on vouchers for payroll. Member Ross Lemansky seconded the motion. All members were in favor.

Pete Starkus reviewed mail and correspondences

Mr. Pete Starkus reviewed other communities' correspondences.

Mr. Starkus read a letter from the Selectmen stating at the September 30th Selectmen's Meeting, the Planning Board and Selectmen jointly appointed Carl Hultgren as the Planning Board Alternate.

Carl Hultgren stated he got sworn in by the Town Clerk today, and also completed his ethics survey today. He is officially on the Planning Board, as the alternate.

Planning Board Permit Administration:

Tucker Farm Estates Definitive Subdivision Plan

Member Patricia Rydlak made a motion to approve the one-year extension request of Mr. David White for Tucker Farm Estates Definitive Subdivision Plan to 10-05-2015.

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

Nowak Special Permit Extension Request

Member Patricia Rydlak made a motion to approve the one-year extension request for a reduced frontage special permit on 2 Harrington Road to September 21, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

7:10 p.m. Ponnakin Hill Estates Subdivision-Phase III Revision Public Hearing (Continued)

Town Planner Alan Gordon stated that Mike Loin, from Bertin Engineering has requested a continuance to November 5, 2014.

Member Ross Lemansky made a motion to continue the Ponnakin Hill Estates Subdivision Phase III Revision public hearing to November 5, 2014. Member Patricia Rydlak seconded the motion. All members were in favor.

7:15 p.m. Zoning Map Amendment Petition- Griffin Road (BEP to IG)- McKissick

Chairman Starkus read the public hearing notice.

The Board reviewed the zoning petition of Bruce & Cheryl McKissick, et al to amend Charlton's Zoning Map by rezoning property of the easterly side of Griffin Road(27-B-8,9,10 and 12) from the current Business Enterprise Park(BEP) to Industrial-General (IG).

Cheryl McKissick explained how the zoning map revision will allow them to submit a site plan application to re-locate their trucking and towing business from Route 20 to the site.

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

Member Jean Vincent made a motion to recommend approval of the zoning map revision petition to the October 21 Fall Town Special Meeting. Member Patricia Rydlak seconded the motion. All members were in favor.

Chairman Starkus will present the recommendation during consideration of this article at the Town Meeting.

7:25 p.m. Zoning By-Law Revision to Industrial General (IG) Zone Allowance- Golf Activities

Chairman Starkus read the public hearing notice.

Mr. Starkus read a letter from a resident with interest in developing a potential miniature golf course on IG zoned property. Mr. Starkus stated this activity is not allowed. Approval of the revision would change golf activities in IG Zone from a not-allowed land use to an allowed land use subject to site plan review by the Planning Board.

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

Member Ross Lemansky made a motion to recommend approval of the zoning by-law revision to the October 21, 2014 Special Town Meeting to allow golf activities in the IG Zone. (change the N designation in the Section 2 Land Use Table) to an allowed land use subject to Planning Board site plan review permitting (P designation in the section 2 Land Use Table).

Member Jean Vincent seconded the motion. All members were in favor.

Growth Management

Bay Path Meeting Update

Town Planner Alan Gordon stated on September 23rd he met with the Bay Path Building Committee on the proposed affordable housing site analysis grant application proposal property across from the High School. Mr. Gordon stated the meeting went very well, with the Committee agreeing to recommend support to their School Committee. Superintendent John Lafleche stated he is in favor of having the analysis done on the property across from the school.

Planning Discussion

Town Planner Alan Gordon reminded the Board that the workshop for the Village District planning study is on October 15th in the Senior Center. Mr. Eric Smith from CMRPC will be doing a presentation.

Town Planner Alan Gordon reminded the Board that the Fall Town Meeting is scheduled for October 21 at 7:00 p.m. at the Charlton Middle School.

Town Planner Alan Gordon stated the Planning Board is very busy with several site plans being designed, including Chris McClure has submitted a site plan for National Grid to lease the former AMREC site on Route 20 as a power line service staging area/facility.

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

Motion to adjourn at 9:15 p.m.