

Planning Board Meeting Minutes
October 15, 2014

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

Chairman Pete Starkus opened the meeting at 7:00 p.m. in the Charlton Senior Center

Pete Starkus reviewed bills

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

Pete Starkus reviewed mail and correspondences

Mr. Pete Starkus reviewed other communities' correspondences.

Planning Board Administration

Griffin Realty Trust BEP Park Subdivision Approval Extension Request

Member Jean Vincent made a motion to approve Griffin Realty Trust BEP Subdivision one-year approval extension request to 11-1-2015.

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

7:15 p.m. Jencent LLC/National Grid Site Plan Application

Public Hearing

Chairman Pete Starkus read the public hearing notice.

Engineer Nick Wilber from McClure Engineering was present.

Mr. Wilber stated the property is at 130 Sturbridge Road. The site plan is for National Grid to use the property for staging and construction repair of power lines. There are two temporary tents proposed for this use.

The proposed hours of operation will be Monday – Friday 7:00 am to 5:00 pm, and Saturday as needed.

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

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

Member Jean Vincent made a motion to approve the Jencent, LLC/National Grid Site Plan Application with the conditions listed in the site decision dated October 16, 2014. Member Patricia Rydlak seconded the motion. All Members were in favor.

7:30 p.m. Village Center Planning Workshop

Planning Board Chairman Pete Starkus welcomed everyone and thanked them for participating in this planning workshop.

Central Mass Regional Planning Commission Planner Eric Smith was present to discuss the DLTA-funded Village Center planning efforts.

Mr. Smith passed out a hand-out titled Charlton Village District Center PDA dated October 15, 2014. He presented the Village District Center power point review with everyone present at the meeting following in the hand-out.

Mr. Smith discussed the project goals and tasks. Mr. Smith provided topography maps of the four undeveloped privately owned sites for further discussion which include: The Overlook, LeBlanc, Carpentier, and Miller properties that are all in the Village District.

Present for discussion was: EDC Members Rich Cayer, Pete Boria, and Sabrina Webb.

Abutters present were: George Senerth from the Overlook, Diane Dabrowski, Armand and Irene Carpentier, Brenda Bianculli, Arthur and John Miller, John Grimwade, Lisa Westwell from the Charlton Heritage Trust, and Building Commissioner Curt Meskus.

Discussion ensued, and concerns expressed expanding the Village District zoning boundaries, adding sidewalks, more parking, add Wayfaring to advertise with signs for restaurants, library, town hall.

George Senerth explained Overlook's interest in possible expansion of the Village District boundaries to include their hotel and a few additional buildings.

Pete Boria expressed interest in a local bank or banks providing financing incentives for business development in the Village District.

Town Planner Alan Gordon thanked everyone for attending the Village District meeting, and thanked everyone for their input.

CMRPC Consultant Eric Smith stated he will review all the information from this meeting and will schedule another meeting in December.

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

Motion to adjourn @ 8:45 p.m.