

Planning Board Meeting Minutes
November 5, 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.

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.

Member Jean Vincent made a motion to approve 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.

The Board discussed the Borrego-Solar Array Site Plan on Oxford Road. The applicant paid the original Graves Engineering, Inc. review bill, but the Board did not receive the over-due late charges of \$600.00.

Member Jean Vincent made a motion to approve sending a letter requesting the \$600.00 over-due late charges. Member Carl Hultgren seconded the motion. All members were in favor.

7:15 p.m. Ponnakin Hill Estates Definitive Subdivision Plan Phase III Rev.

Engineer Mr. Jason Dubois from Bertin Engineering, Inc. was present to review the Ponnakin Hill Estates Definitive Subdivision Plan Revision for Phase III to correct the water issue at abutter Mr. Dimasi's property

The Board reviewed the Graves Engineering, Inc. report dated 11-4-2014.

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

Member Jean Vincent made a motion to approve the Ponnakin Hill Estates Definitive Phase III revision per the Graves Engineering, Inc. report dated 11-4-2014 and a silt fence added to both properties following the proposed swale that will be added to help with the ground water issue.

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

7:25 p.m. Planning Board Permit Administration:

St. Mary's Way Definitive Subdivision Approval Extension Request

Member Patricia Rydlak made a motion to extend the approval period for the St. Mary's Way Definitive Subdivision Plan for one-year to November 16, 2015.

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

Dresser Hill Common Driveway Special Permit Approval Extension Request

Member Carl Hultgren made a motion to extend the Dresser Hill Definitive Subdivision Common Driveway Special Permit for one-year to November 3, 2015.

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

7:30 p.m. Midstate Trail Partnership Program

Planning Director Alan Gordon distributed a hand-out from Samantha Eaton from the Worcester Midstate Trail Committee inviting the Planning Board to the next meeting that will be held in December. The December meeting will be a startup meeting for the new Midstate Trail Conservation Partnership.

Chairman Pete Starkus stated to Mr. Gordon that he would be interested in going.

Village District DLTA Planning Project

Planning Director Alan Gordon stated he will be meeting with Mr. George Senerth at the Masonic Home on Friday November 7th to review possible growth with the Village District rezone.

Mr. Gordon stated he will be meeting with Southbridge Savings Bank for potential financing with the bank for the Village District expansion projects.

Growth Management:

Housing Authority Director Jean Vincent stated the Housing Authority Committee has agreed to distribute and advertise the RFP.

Planning Director Alan Gordon stated that Bay Path has endorsed the grant application for the proposed PATH study grant application.

Approval-Not-Required:**Berry Corner Road**

Member Jean Vincent made a motion to approve the ANR on Berry Corner Road for a lot line adjustment. Member Patricia Rydlak seconded the motion. All members were in favor.

N. Sturbridge Road

Member Patricia Rydlak made a motion to approve the N. Sturbridge Road ANR to create one-lot from a larger lot. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Discussion:

The Board noted several future site plans that will be proposed in the near future, including several solar array site plans.

Carpenter Hill Road Solar Array Discussion

Abutter Mr. Bruce Gobi of the Carpenter Hill Solar project was present to review his water issues on carpenter Hill Road.

Planning Director Alan Gordon passed out the current engineering correspondences on the water issues.

Mr. Bruce Gobi presented the Board pictures he had taken after a recent heavy rainfall.

Planning Director Alan Gordon stated he will contact Mike Andrade from Graves Engineering, Inc. on this matter.

Mr. Gordon stated he will also go to the site to review the abutter's property.

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

Motion to adjourn at 8:40 p.m.