

Planning Board Meeting Minutes
November 19, 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.

Pete Starkus reviewed mail and correspondences

Mr. Pete Starkus reviewed other communities' correspondences.

7:15 p.m. Gary Jackson Motors LLC Site Plan Application

Chairman Starkus read the public hearing notice.

Present for the site plan review were applicants Gary Innamorati and Gwendolyn Thompson.

Mr. Innamorati reviewed the site plan with the Board. The proposed plan is for a used car dealership at 451 Worcester Road-Route 20. The site is 1 acre, on Commercial Business zone. The plan shows up to 50 cars allowed, with 7 parking spaces and 1 being handicapped accessible.

Planning Director Alan Gordon stated there was one comment for the record from Building Commissioner Curt Meskus. Mr. Meskus stated on the plan the handicapped area looks less than 8 feet in width, and also the area needs to be paved.

Chairman Starkus asked if there were any questions from the public.

Abutter Karen Marcelli of 6 Glenmere Road stated her concern with lighting and trash.

Applicant Gwendolyn Thompson stated they are not adding any lighting, they will be using the lighting already at site.

Abutter Paul Boucher stated he has concern with people turning east on Glenmere Road.

Planning Director Alan Gordon stated he will contact the Highway Superintendent and District 3 on this issue.

Member Jean Vincent 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 approve the Gary Jackson Motors LLC Site plan Application with the draft conditions reviewed. Member Patricia Rydlak seconded the motion. All members were in favor.

7:35 p.m. Jennings Road Extension Subdivision-Phase I Performance Guarantee Reduction

Planning Director Alan Gordon stated that Phase I of the subdivision is almost complete.

Graves Engineering recommended a release of \$14,864, with \$8,892 remains in insurance bond.

Member Carl Hultgren made a motion to reduce the performance guarantee of \$14,864. Member Jean Vincent seconded the motion. All members were in favor.

Member Carl Hultgren made a motion to release the insurance bond and post a cash deposit from the developer to the Board, to be held by the Town Treasurer for \$8,892. Member Jean Vincent seconded the motion. All members were in favor.

7:45 p.m. Midstate Trail Partnership Program

Planning Director Alan Gordon stated either December 2 or December 4 is the scheduled startup meeting for the new Midstate Trail Conservation Partnership with Colin Novik, the Director of the Greater Worcester Land Trust. Mr. Gordon stated the meeting is scheduled to be held on Ash Street. Chairman Starkus stated he is interested in attending the meeting if it is on December 4.

Town Planner Alan Gordon stated the Midstate Trail can be moved off-road by adding possible easements on abutter's property.

Village District DLT A Planning Project

Planning Director Alan Gordon stated that he will be meeting with Mr. LeBlanc on the Village District for his property. Mr. Gordon stated he has discussed proposing a restaurant/sandwich shop in the past.

Discussion ensued and the Board all agreed to invite Eric Smith, from CMRPC to the January 7, 2015 Planning Board meeting.

Growth Management:

Housing Authority Director Jean Vincent stated she has advertised her project RFP.

On December 18-Graves Engineering, Inc. will attend Affordable Housing Committee meeting.

Planning Board Discussion:

Planning Director Alan Gordon passed out the annual traffic counts from CMRPC.

Planning Director Alan Gordon stated that Borrego has contacted him and they have decided to reduce the 29 Oxford Road solar array in half. Mr. Gordon stated that he will contact Mr. Mike Andrade from Graves Engineering on this to determine if a public hearing is needed versus an agenda item review.

Planning Director Alan Gordon passed out the current November Project Sheet from Graves Engineering, Inc.

Minutes:

September 3, 2014

Member Ross Lemansky made a motion to approve the September 3, 2014 minutes. Member Jean Vincent seconded the motion. All members were in favor.

September 17, 2014

Member Jean Vincent made a motion to approve the September 17, 2014 minutes. Member Patricia Rydlak seconded the motion. All members were in favor.

October 1, 2014

Member Patricia Rydlak made a motion to approve the October 1, 2014 minutes as amended. Member Ross Lemansky seconded the motion. All members were in favor.

October 15, 2014

Member Patricia Rydlak made a motion to approve the October 15, 2014 minutes. Member Jean Vincent seconded the motion. All members were in favor.

Planning Board Discussion:

Planning Director Alan Gordon stated there are two public hearings scheduled for December 3; a commercial ground mounted solar array located at 53 City Depot Road, and a site plan application at 159 Worcester Road to construct a 5,000 square foot building for commercial/retail/restaurant usage.

Planning Director Alan Gordon stated that early in December Mr. Russ Jennings will be submitting the Phase I Recreation Facility site plan application.

Chairman Pete Starkus requested an Executive Session meeting on December 3, 2014 to review the September 17, 2014 Executive Session Minutes.

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

Motion to adjourn at 8:30 p.m.