

Planning Board Meeting Minutes
January 21, 2015

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

Planning Board Bills

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

Chairman Pete Starkus reviewed mail and correspondences

Approval-Not-Required

Osgood Road

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

7:15 p.m. Barkwood Inn Expansion Site Plan Application Public Hearing

Chairman Starkus read the public hearing notice.

Planning Director Alan Gordon stated this is a revision to the original Barkwood Inn site plan.

Engineer Jason Dubois from Bertin Engineering, Inc. stated the revision is to construct a 4,731 square-foot addition in the back of the existing Barkwood Inn on Route 20. The proposed building design will be three wings off the existing back building with a roof over it.

Planning Director Alan Gordon passed out the Graves Engineering, Inc. report dated 1-22-2015 with 26 review items.

Member Jean Vincent asked if there was any landscaping proposed. Engineer JJason Dubois stated no because the addition is in the back of the existing building.

Member Jean Vincent made a motion to continue the public hearing to February 4, 2015. Member Patricia Rydlak seconded the motion. All members were in favor.

7:25 p.m. Zero Point Eng. Commercial Solar Facility Site Plan Application
Public Hearing(Continued)

Chairman Starkus read the continued public hearing notice.

Engineer Brendan Gove and property owner Skip Bellerive were both present.

The Board reviewed the Graves Engineering, Inc. report dated 1-16-2015, with only 8 remaining items.

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 Zero Point Engineering, Inc. Commercial Solar Facility Site Plan Application with the conditions listed in the site plan decision dated 1-21-15. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Permit Administration

Nexamp Drainage Revision

Planning Director stated that Nexamp's Engineer Mike Scott, Mike Andrade of Graves Engineering, Inc. and Highway Superintendent Gerry Foskett have all reviewed and approved the revision to the Nexamp Solar drainage that will allow Nexamp to complete a drainage infrastructure improvement to Carpenter Hill Road.

Member Patricia Rydlak made a motion to approve the Nexamp drainage revision. Member Jean Vincent seconded the motion. All members were in favor.

Growth Management

Planning Director Alan Gordon stated on February 4, 2015 he will be having a Village District Study working meeting with Ken Leblanc attending to discuss his property.

Mr. Gordon stated George Senerth will also be attending the meeting.

Member Ross Lemansky stated that there has been a huge reorganization at Masonic Home and George Senerth does not work at Masonic Home any longer.

Mr. Gordon stated he will call Masonic Home and see who has replaced Mr. Senerth.

Planning Director Alan Gordon stated the PATH application on the Bay Path Affordable Housing Grant will be submitted to Mass. DHCD within one week.

Planning Director Alan Gordon passed out the on-line State ethics test for the Board to take.

Minutes:

November 5, 2014

Member Jean Vincent made a motion to approve the November 5, 2014 minutes as amended. Member Carl Hultgren seconded the motion. All members were in favor.

November 19, 2014

Member Jean Vincent made a motion to approve the November 19, 2014 minutes as amended. Member Carl Hultgren seconded the motion. All members were in favor.

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.