

Planning Board Meeting Minutes
April 1, 2015

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky, Alycia Dzik

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Chairman Pete Starkus opened the meeting at 7:15 pm. at the Charlton Middle School.

7:15 pm Sunset City Boulevard Preliminary Subdivision Plan

Planning Director Alan Gordon this is a 4-lot preliminary subdivision plan.

He explained under Chapter 40-A, anyone in Massachusetts is grandfathered if there is a zone change. Mr. Gordon explained that a preliminary review is Planning Board opinion, and not a permit to develop a definitive plan approval would also be required.

There was no comment from Attorney O'Neal because he stated he is all set with Mr. Gordon explanation on the Sunset City Boulevard preliminary plan submittal process.

The Board reviewed the 4-lot Sunset City preliminary subdivision plan submitted by applicant Mr. Russ Jennings.

The Board reviewed the Graves Engineering, Inc. peer review report dated 3-19-15 with all 7 Graves Engineering, Inc. Review items acknowledged.

Member Patricia Rydlak made a motion to accept the Sunset City Boulevard preliminary 4-lot subdivision off Brookfield Road. Member Ross Lemansky seconded the motion. All members were in favor.

7:30 pm Sunset City Site Plan Application-Public Hearing (Continued)

Planning Director Alan Gordon stated the public hearing session is on the noise impact analysis.

Mr. Christopher Menge, the Planning Board's peer review noise engineering consultant from Harris Miller Miller & Hanson, Inc. reviewed the noise analysis for the Sunset City Site Plan for the proposed motocross facility.

Cavaugh Tocci Associates (CTA), Inc. noise analysis study dated March 6, 2015 review:

Appendix A-Sound Measurement Terminology

Member Alycia Dzik made a motion to extend the public hearing process time period for 90 days to 7-6-2015. Member Ross Lemansky seconded the motion. All members were in favor.

Mr. Chris Menge of Harris, Miller, Miller & Hanson, Inc. stated they he has reviewed 10 race tracks. He stated Warren Ma and Southwick Ma are two compatible studies to compare Sunset City, Inc. motocross to.

Mr. Menge stated the maximum expected sound is for 20 bikes racing at once, which the study is 70-75 DBA which is a serious situation. Mr. Menge stated there needs to be controls on bikes, and suggested using a specialized muffler system. Noise abatement measures are needed.

Chairman Starkus asked if anyone from the public would like to speak.

Discussion ensued from Sturbridge residents and Charlton abutters from Ron Charette of 205 Brookfield Road, Bob Brunelle from 261 Brookfield Road, and the Sandborn's from Jennings Road all stating their concern on noise issues, and noise issues causing health issues.

Chairman Pete Starkus asked if there were any other concerns from the Board.

Member Carl Hultgren asked if there was a PA system proposed, and also asked if there are snowmobiles proposed in the winter. Mr. Loin stated there are PA's proposed and at this time there are no snowmobiles proposed.

Chairman Pete Starkus thanked everyone for attending the meeting, and stated more review is needed for analysis.

Member Jean Vincent made a motion to continue the Sunset City, Inc. public hearing to May 6, 2015. Member Alycia Dzik seconded the motion. All members were in favor. Planning Director Alan Gordon stated the May 6, 2015 public hearing will be on civil engineering.

Member Jean Vincent made a motion to extend the public hearing process to July 6, 2015. Member Alycia Dzik seconded the motion. All members were in favor.

8:45 p.m. Solar MA Project Management LLC Commerical Solar Array Site Plan Application-Turner Road Public Hearing

Member Patricia Rydlak made a motion to continue the Turner Road-Solar MA Project Management, LLC Commercial Solar Array Site Plan Application public hearing to 4-15-15. Member Alycia Dzik seconded the motion. All members were in favor.

Mr. Michael Peters Discussion on Petition to Amend -Accessory Building Definition- Zoning By-Law.

Planning Director stated that Mr. Peters has been invited to the meeting to discuss his petition that is proposed for the May Town Meeting to amend the zoning by-law section 2.1: Accessory Building definition.

The Board reviewed the letters dated 7-22-2014 and 10-6-2014 to Mr. Michael Peters from the Building Enforcement Officer Mr. Curt Meskus stating his denial to construct a 8'x100' structure at 391 Stafford Street. The structure does not meet the definition of an Accessory Building in accordance with the Town of Charlton Zoning Bylaw Section 2.1.

The Board asked Mr. Peters why he needs a 8,000 s.f. building.
Mr. Peters stated he collects cars and also owns a truck that needs storage.

Mr. Peters stated the Building Commissioner has denied a building permit to construct a 80' X 100' structure at 391 Stafford Street because the size of the building exceeds the approximately 2,500 square foot principal structure on the property.

Discussion ensued, and Mr. Peters stated he will work with the Planning Board on proper wording to submit a zoning change for the Fall town meeting.

Bills and Payroll

Member Patricia Rydlak made a motion to approve the vouchers for payroll.
Member Alycia Dzik seconded the motion. All members were in favor.

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

Member Patricia Rydlak made a motion to adjourn at 9:30 pm. Member Jean Vincent seconded the motion. All members were in favor.

Motion to adjourn at 9:30 pm.