

Planning Board Meeting Minutes
May 6, 2015

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik, Carl Hultgren

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

7:15 pm Commercial Solar Zoning By-Law Revision Petition
Public Hearing

Chairman Pete Starkus read the public hearing notice.

The zoning bylaw revision is proposed as follows:

Warrant article 16: Zoning Bylaw –Large Scale Ground Mounted Solar Photovoltaic Bylaw

To see if the Town will vote to amend the Charlton Zoning Bylaw, Section 200-7.1 Administration, Sub-section D-(3)-(b) by adding to said sub-section the following sentence:

Any landscaping plan for a proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation shall include details showing that such installation would be adequately shielded from any neighboring residence, roadway and abutting Land uses.

Selectman Dave Singer was present to discuss the warrant article. Mr. Singer came forward and explained why he wants a zoning change. He stated he is not happy that drivers on Route 20 can see the ground mounted solar array owned by Solar Flair. He stated he wants to see more screening around them.

Mr. Singer passed out pictures of the solar array on Route 20. He stated it is an eye sore, and he would like proper buffering of all solar arrays in Charlton.

Chairman Pete Starkus stated the Planning Board does require proper landscaping and designs them on a case-by-case basis.

Some need a lot of landscaping buffering while others don't. Regarding the Route 20 one, the landscaping is exactly that the abutters requested, along with a large vinyl fence buffer for one abutter.

Member Ross Lemansky 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 not to support the zoning by-law change because the Planning Board follows individual proper screening requests per case and already has extensive landscaping authority. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:30 p.m. Sunset City Motocross/Campground Site Plan Application-
Public Hearing-Continued**

Planning Director Alan Gordon introduced Jennifer Conley from Conley Associates to peer review the traffic analysis for the proposed campground/motocross park. Ms. Conley summarized her traffic peer review study dated May 3, 2015. Ms. Conley stated she has a safety concern due to speeding on Brookfield Road. She stated lowering the speed limit, will not change anything. Ms. Conley stated signage at large events is needed.

The applicant's traffic engineer Mr. Lloyd Bristol stated he spoke with Mass DOT District 3, and they concluded they do not want a traffic light because the speed limit is 55mph on Route 49. They proposed a sign showing intersection ahead. Mr. Bristol stated there will be police detail at all large events.

There were several comments from the public with concern for already existing speeding on Brookfield Road.

Abutter Jon Sanborn of Jennings Road asked if Jennings Road Extension was in the study. Ms. Conley stated there are no safety issues there. Mr. Sanborn stated streetlights would help.

Tom Grier of Podunk Road, Sturbridge asked how many events would be conducted a year.

Mr. Bristol stated there would be 10 events a year on Sunday's.

Planning Director Alan Gordon stated the next public hearing session is scheduled on June 17, 2015 at the Library to discuss noise and site plan civil engineering.

Member Jean Vincent made a motion to continue the public meeting to June 17, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

**8:00 pm. Zero Point Development, Inc. Curtis Hill Road/Route 31
Commercial Solar Array Site Plan Application Public Hearing**

Member Patricia Rydlak made a motion to continue the public hearing at the applicant's request to May 20, 2015. Member Jean Vincent seconded the motion. All members were in favor.

Planning Board Permit Administration:

**Dresser Hill Subdivision Definitive Subdivision Plan Annual Approval
Extension Request**

Member Alycia Dzik made a motion to approve the Dresser Hill Subdivision Definitive Subdivision Plan annual Approval Extension to 6-3-16. Member Ross Lemansky seconded the motion. All members were in favor.

Dresser Hill Subdivision Field Revisions

Member Jean Vincent made a motion to approve the field adjustment for the Dresser Hill Subdivision to revise drainage pipe material from reinforced concrete (RCP) to high density resin (DHPE) and eliminate the islands in the cul-de-sacs of A. Vinton Road and Blackwell Drive.

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

Dresser Hill Subdivision Definitive Plan Annual Approval Extension Request

Member Patricia Rydlak made a motion to approve the one-year Dresser Hill Subdivision approval extension to June 3, 2016 Member Ross Lemansky seconded the motion. All members were in favor.

Dresser Hill Subdivision Approval-Not-Required

The plan is to adjust lots to decrease lots from 9 to 7 house lots, as required by the Mass. Division of Fisheries and Wildlife as part of an endangered salamander protection agreement.

Member Patricia Rydlak made a motion to approve the ANR to adjust lot lines. Member Ross Lemansky seconded the motion. All members were in favor.

Approval-Not-Required

Baker Pond Road

Member Jean Vincent made a motion to approve the ANR from applicant Rockway Realty Trust to create one larger lot from two existing lots on Baker Pond Road. Member Ross Lemansky seconded the motion. All members were in favor.

PATH Grant Application

Planning Director Alan Gordon stated the Mass. DHCD Path Grant Program has approved the Board's application to fund analysis of the Bay Path High School vacant property across from the Vocational High School. The approval amount is for \$20,000. Planning Director Alan Gordon stated the other \$5,000 will be locally matched from Planning Board and Charlton Housing Authority combined. The Board should be getting an approval letter in June. Consultation Assistance will be from both Mr. Mike Andrade from Graves Engineering, Inc. and Mr. Bill Scanlon from Scanlon Associates.

Planning Board Discussion-Reclassification Study

Planning Director Alan Gordon stated to the Board that article 13 on the Annual Town Meeting Warrant is a reclassification plan. Mr. Gordon explained a consultant came in to the town hall two years ago and conducted interviews with every employee and reviewed each job descriptions.

Until now, there has been no discussion on the reclassification study. Mr. Gordon passed out the new job descriptions of both his and Administrative Assistants Jayne Graney's. Mr. Gordon stated they have Ms. Garney as a Department Assistant and that is incorrect, she is an Administrative Assistant. Mr. Gordon stated his title is listed as Town Planner, his correct title is Planning Director. The Board reviewed the new and old job descriptions, noting several changes in the new descriptions that the Board is opposed to.

Member Ross Lemansky made a motion to send a letter stating the old job descriptions were accurate. Member Patricia Rydlak seconded the motion. All members were in favor.

Planning Director Alan Gordon stated a main concern on the non-union reclassification plan is the proposed separation of the Planning Director and EDC Director positions.

The Planning Board was opposed to changing the Planning Director's current job, and opposed creating a new part-time economic development position. The Board all agreed the current staffing structure is very positive and very successful working as one job, and does not need to be changed.

Bills

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

Payroll

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

Member Jean Vincent made a motion to adjourn at 9:25 pm. Member Ross Lemansky seconded the motion. All members were in favor, motion passes unanimously.

Motion to adjourn at 9:25 pm.