

**Planning Board Meeting Minutes**  
**May 20, 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

**Chairman Pete Starkus opened the meeting at 7:00 pm.**

Mr. Starkus reviewed mail and correspondences.

**7:15 pm Burlingame & Sons, Inc. Reduced Frontage & Common Driveway  
Special Permit Applications, Partridge Hill Road Public Hearing**

Chairman Pete Starkus recused himself from the Burlingame & Sons, Inc. Reduced Frontage & Common Driveway Special Permit Applications Partridge Hill Road Public Hearing.

Vice-Chair Patricia Rydlak was Chair for the Burlingame & Sons, Inc. Reduced Frontage & Common Driveway Special Permit Applications Partridge Hill Road Public Hearing.

Ms. Patricia Rydlak read the public hearing notice.

The Board reviewed the Burlingame and Sons, Inc. reduced frontage special permit, and common driveway proposals to serve two-single family house lots located off of Partridge Hill Road.

There were no comments from the Board.

Ms. Rydlak asked if anyone from the public would like to speak.

Abutter Larry Martin of 16 Partridge Hill Road asked if the utility lines could be underground.

Planning Director Alan Gordon stated this request is the applicant's decision. Applicant Mr. Elliot Burlingame was present at the public hearing, and he denied his request.

Abuttor Louis Paquet of 31 Partridge Hill Road has concern with existing wetlands.

Planning Director Alan Gordon stated this is a Conservation Commission issue.

Member Jean Vincent made a motion to close the Burlingame & Sons, Inc. Common Driveway Special Permit public hearing. Member Carl Hultgren seconded the motion. All members were in favor. Chairman Pete Starkus abstained.

Member Carl Hultgren made a motion to approve the Burlingame & Sons, Inc. Special Permit to construct a common driveway off of Partridge Hill Road to serve two single homes with the 5 conditions discussed at the public hearing. Member Ross Lemansky seconded the motion. All members were in favor. Chairman Pete Starkus abstained.

Member Jean Vincent made a motion to close the Burlingame & Sons, Inc. Special Permit Reduced Frontage public hearing. Member Ross Lemansky seconded the motion. All members were in favor. Chairman Pete Starkus abstained.

Member Carl Hultgren made a motion to approve the Burlingame & Sons, Inc. special permit to create two reduced frontage lots on Partridge Hill Road with 6 conditions discussed at the public hearing. Member Jean Vincent seconded the motion. All members were in favor. Chairman Pete Starkus abstained.

**7:25 pm. Zero Point Development, Inc. Curtis Hill Road/Route 31 Commercial Solar Array Site Plan Application Public Hearing**

Planning Director Alan Gordon stated the applicant has decided to withdraw the present site plan. The applicant is revising the Zero Point Development, Inc. Curtis Hill/Route 20 Solar Array Site Plan Application and will resubmit a redesign requested by National Grid.

**Chapter 61A Removal Request-Charlton Orchards Group, LLC**

Member Jean Vincent made a motion to send a letter to the SelectBoard stating the Planning Board supports the Chapter 61A removal of Charlton Orchards Group, LLC. Member Ross Lemansky seconded the motion. All members were in favor.

**Planning Board Permit Administration:**  
**Gunter Estates Definitive Subdivision Plan Annual Approval Extension**  
**Request**

Member Jean Vincent made a motion to approve the Gunter Estates Subdivision Definitive Plan annual approval extension to 5-20-16. Member Ross Lemansky seconded the motion. All members were in favor.

**Approval-Not-Required:**  
**North Sturbridge Road**

Member Jean Vincent made a motion to approve the ANR to create 1-lot from a larger lot. Member Ross Lemansky seconded the motion. All members were in favor.

**Partridge Hill Road-Burlingame & Sons, Inc.**

Planning Director Alan Gordon stated the Approval-Not -Required has been re-scheduled to be reviewed at the June 3, 2015 meeting.

Member Jean Vincent made a motion to adjourn at 9:05 pm. Member Ross Lemansky seconded the motion. All members were in favor.

**Motion to adjourn at 9:05 pm.**