

**Planning Board Meeting Minutes**  
**June 3, 2015**

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon

Not Present: Alycia Dzik, Ross Lemansky, Administrative Assistant Jayne Garney

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

The Board reviewed the bills.

Member Carl Hultgren made a motion to approve vouchers for bills. Member Jean Vincent seconded the motion. All members were in favor.

Mr. Starkus reviewed mail and correspondences.

Mr. Starkus stated there is a Central Mass Regional Planning Commission round table meeting on June 25, 2015 at Quinsigamond Community College.

Town Planner Alan Gordon stated he will be attending.

Mr. Starkus read abutting communities public hearing notices.

**Approval-Not-Required**

**Oxford Road-Burlingame & Sons, Inc.**

Member Jean Vincent made a motion to approve the Oxford Road ANR with a note added stating: Charlton Zoning Board of Appeals variance or driveway length granted on June 2, 2015.

Member Patricia Rydlak seconded the motion. All members were in favor.

**7:15 pm Sampson Road Solar, LLC Site Plan Application**

**Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Town Planner Alan Gordon reviewed the site plan procedure.

Mr. Mike Scott from Waterman Design Associates presented the site plan application on behalf of Nexamp for a proposed 2.6 megawatt commercial solar energy generation array on the Kaszowski property located at the intersection of Route 20 and Sampson Road.

The proposed site plan has 43 acres on 18 Sampson Road zoned Residential. The access driveway will be off of Sampson Road.

Mr. Mike Scott stated there is a buffer of 400 feet from the fence to Route 20, with 211 arborvitaes proposed as a detailed landscape buffer.

The Board reviewed the Graves Engineering, Inc. peer review report with eight (8) original comments, and only one remains for review.

Member Jean Vincent 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 Sampson Road Solar site plan application with the 8(eight) conditions discussed at the public hearing. Member Jean Vincent seconded the motion. All members were in favor.

### **7:30 p.m. Remick/Route 20 Miniature Golf Course Site Plan Application** **Public Hearing**

Chairman Starkus read the public hearing notice.

Mr. Jay Dubois from Bertin Engineering, Inc. was present to present the proposed Route 20 18-hole miniature golf course site plan application on approximately 2-acres located at 360 Worcester Road (Route 20) for applicant Mr. Bryan Remick.

The Board reviewed the Graves Engineering, Inc. Report dated June 5, 2015 with 19 original review comments.

Member Carl Hultgren asked what lighting is proposed. Engineer Mr. Dubois from Bertin Engineering, Inc. stated four lights in the parking lot.

Mr. Remick stated the proposed hours of operation are Monday to Sunday from 9:00 am. To 11:00 pm. open between the months of May to October.

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

Mr. Robert Steele from 363 Worcester Road asked if the miniature golf would be open in the winter. Mr. Remick stated it will be closed in the winter.

Abutter Alan Green of 1 Homestead Road has concern on lighting. Mr. Dubois stated one of the parking lot lights will stay on for security purposes.

Member Jean Vincent made a motion to close the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Jean Vincent made a motion to approve the Remick Miniature Golf Course site plan application with the six (6) conditions discussed at the public hearing.

Member Patricia Rydlak seconded the motion. All members were in favor.

### **7:40 p.m. Niche Hospitality Group/Rt. 169 Site Plan Application** **Public Hearing**

Pete Starkus read the public hearing notice.

Engineer Chris McClure presented the site plan on behalf of Niche Hospitality Group. Mr. McClure stated the proposed site plan is to operate a light manufacturing facility for the retrofitting and manufacturing of restaurant furniture and restaurant equipment in the existing building that is vacant at 288 Southbridge Road (Route 169).

There were no comments from the Board or the public.

Member Jean Vincent 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 Niche Hospitality Group site plan application with the three conditions discussed at the public hearing. Member Jean Vincent seconded the motion. All members were in favor.

### **Planning Board Discussion**

Planning Director Alan Gordon discussed several site plans that will be submitted in the near future.

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

**Motion to adjourn at 9:15 pm.**