

Planning Board Meeting Minutes
July 15, 2015

Present: Chairman Pete Starkus

Member: Jean Vincent, Ross Lemansky

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Patricia Rydlak and Alycia Dzik

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

Bills:

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

7:15 pm Zero Point Development Commercial Solar Energy Site Plan Application-Rt. 31/Curtis Hill Road Public Hearing

Chairman Pete Starkus read the public hearing notice.

Planning Director Alan Gordon explained the site plan process. He stated that a possible future residential subdivision will not use Curtis Hill Road for roadway access.

Chairman Starkus asked if anyone from the Board has any questions.

Member Carl Hultgren asked about traffic going up Curtis Hill Road. The construction deliveries will be escorted up Curtis Hill Road by the on-site manager. There will be approximately a 3-month construction period.

Mr. Pete Starkus asked if there would be power lines off Route 31.

Mr. Blair stated small telephone poles are proposed.

Member Ross Lemansky asked if the panels would be visible from Route 31.

Mr. Blair stated no.

Planning Director Alan Gordon explained the decommissioning bond, and explained this is required prior to the certificate of occupancy or operation.

Member Jean Vincent made a motion to continue the public hearing to August 12, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

**7:30 pm Sunset City Motocross/Campground Site Plan Application
Post-Public Hearing Deliberation**

The Board reviewed the proposed draft conditions for the Sunset City motocross facility.

Member Ross Lemansky asked if the Board could ask questions because the public hearing was closed on July 17, 2015.

Planning Director Alan Gordon stated yes.

Member Jean Vincent asked applicant Mr. Jennings when they did the sound study, did they follow DEP standards. Mr. Jennings stated yes.

Chairman Pete Starkus stated the half-shell at the starting line will help with the reduction of noise.

Chairman Pete Starkus stated the August 12, 2015 is scheduled for final decision deliberation.

8:15 pm Casella Zoning Revision Proposal Discussion

Mr. John Farese, General Manager of Casella was present to discuss the possible zoning change for a section of Charlton that abuts the present Southbridge Landfill to be re-zoned for adding onto the current landfill.

Planning Director Alan Gordon stated that a map will be needed before the Special Town Meeting for reference. Mr. Farese stated he will provide the map in the near future to the Board.

Chairman Starkus asked if there were any questions from the Board.

Member Ross Lemansky asked if this was spot zoning. Planning Director Alan Gordon stated no, the proposal drawn-up as an overlay district is not spot zoning.

Chairman Pete Starkus asked what road would this accessed from. Mr. Farese stated Ayers Road.

Planning Director Alan Gordon stated the time table for the zone change warrant article submittal should be by the end of August to be included in the Fall special town meeting. Mr. Farese stated he will contact the Planning Board in the next couple of weeks with the map, to be ready for the Fall town meeting.

Lambs Farm Estates-Annual Subdivision Approval Extension Request

Member Ross Lemansky made a motion to approve the Lambs Farm Estates subdivision one-year extension to 7-20-2016. Member Jean Vincent seconded the motion. All members were in favor.

Ponnakin Hill Estates-Annual Subdivision Approval Extension Request

Member Jean Vincent made a motion to approve the Ponnakin Hill Estates subdivision one year extension request to 7-7-2016. Member Ross Lemansky seconded the motion. All members were in favor.

Growth Management

Planning Director Alan Gordon stated that the Millers have informed him that they would like their whole property included in the upcoming Village District expansion to be approved at Town Meeting. Mr. Gordon stated The Overlook is awaiting approval from their Board to see if they want the whole Overlook property included in the Village District.

Approval-Not-Required

Member Ross Lemansky made a motion to approve the A. Young Road ANR to create 1-lot for applicant Karen Robinson. Member Jean Vincent seconded the motion. All members were in favor. Member Carl Hultgren abstained.

Planning Board Discussion

Planning Director Alan Gordon discussed several site plans that will be submitted in the near future including a cell tower and another ground mounted solar array.

Payroll:

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

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

Motion to adjourn at 9:17 pm.