

Planning Board Meeting Minutes
August 12, 2015

Present: Chairman Pete Starkus

Member: Jean Vincent, Patricia Rydlak, Ross Lemansky

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Member Alycia Dzik, Planning Board Alternate Carl Hultgren

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

7:15 pm. Sunset City Motocross/Campground Site Plan Post-Public Hearing Deliberation

The Board reviewed the draft Sunset City Site Plan Application Decision for the Sunset City, Inc. motocross/campground site plan approval.

Chairman Starkus asked if anyone from the Board would like to comment.

Member Ross Lemansky asked if the noise regulations referenced are based on DEP regulations.

Planning Director Alan Gordon stated all noise regulations are referenced Mass DEP regulations.

There were no other comments from the Board.

The Board reviewed the Graves Engineering, Inc. peer review dated August 7, 2015 with only 6 items remaining.

Member Jean Vincent made a motion to approve the Sunset City, Inc. motocross/campground site plan application with the conditions discussed at the meeting. Member Patricia Rydlak seconded the motion. All members were in favor.

7:30 pm. Growth Management

Member Ross Lemansky made a motion to sign all four copies of the PATH grant contracts. Member Patricia Rydlak seconded the motion. All members were in favor.

Approval-Not-Required:**Blood Road**

Member Jean Vincent made a motion to approve the ANR on Blood Road to create one-lot. Member Patricia Rydlak seconded the motion. All members were in favor. Ross Lemansky recused himself.

Blood Road

Member Patricia Rydlak made a motion to approve the ANR on Blood Road to create one-lot. Member Jean Vincent seconded the motion. All members were in favor. Ross Lemansky recused himself.

Route 20

Member Jean Vincent made a motion to approve the Route 20 ANR from G&P Realty Trust to create 3-lots. Member Ross Lemansky seconded the motion. All members were in favor.

Harrington Road

Member Ross Lemansky made a motion to approve the ANR to create 6-lots on Harrington Road. Member Patricia Rydlak seconded the motion. All members were in favor.

7:40 pm Zero Point Development Commercial Solar Energy Site Plan**Application-Rt. 31/Curtis Hill Road Public Hearing-Continued**

The Board reviewed the Zero Point Development site plan application to install and operate a 2.3 megawatt commercial ground mounted solar array and associated utility connection on approximately 12 acres of a 127-acre site location at 28 Curtis Hill Road.

The Board reviewed the August 10, 2015 Graves Engineering, Inc. peer review report with only 4 minor items that remain.

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 Zero Point Development Commercial Solar Energy Site Plan Application with the conditions discussed at the meeting. Member Ross Lemansky seconded the motion. All members were in favor.

Growth Management

The Board discussed the Village District Zoning Map warrant article and the parcels to be included in the Village District Extension.

Member Ross Lemansky made a motion for the Planning Board to sponsor the warrant article. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Ross Lemansky made a motion for Planning Director Alan Gordon to submit the warrant article. Member Patricia Rydlak seconded the motion. All members were in favor.

Planning Board Permit Administrative Item:

Haggerty Landing-Annual Subdivision Approval Extension Request

Member Ross Lemansky made a motion to approve the Haggerty Landing Definitive Subdivision one-year approval extension to August 17, 2016. Member Jean Vincent seconded the motion. All members were in favor.

Sampson Road commercial solar array development field revision

Member Patricia Rydlak made a motion to approve the field revision for the proposed stormwater basin modification for the 18 Sampson Road commercial solar array development, per Graves Engineering, Inc. peer review report dated August 5, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

National Grid Letter

The Board reviewed a draft letter to National Grid in regards to the Snake Hill Road commercial solar array. The letter stated that prior to the issuance of a Certificate of Operation or Occupancy; the Board must receive a disassembly performance guarantee.

Member Ross Lemansky made a motion to approve and send the letter. Member Jean Vincent seconded the motion. All members were in favor.

CMRPC Delegate for Planning Board

Member Patricia Rydlak made a motion to appoint Ms. Jean Vincent as the CMRPC delegate to represent the Planning Board. Member Ross Lemansky seconded the motion. All members were in favor.

REVO Discussion

Member Jean Vincent made a motion to approve the REVO rabbit facility permanent occupancy. There is currently a 60 day temporary occupancy. Planning Director Alan Gordon stated he will notify the Building Commissioner.

Payroll:

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

Bills:

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

Planning Director Alan Gordon passed out to the Board the updated Charlton Planning Board Project Status sheet from Graves Engineering, Inc. dated 8-5-15.

Minutes:**April 1, 2015**

Member Patricia Rydlak made a motion to approve the April 1, 2015 minutes as amended.

Member Jean Vincent seconded the motion. All members were in favor.

April 15, 2015

Member Ross Lemansky made a motion to approve the April 15, 2015 minutes as presented. Member Jean Vincent seconded the motion. All members were in favor.

May 6, 2015

Member Jean Vincent made a motion to approve the May 6, 2015 minutes as presented. Member Patricia Rydlak seconded the motion. All members were in favor.

May 20, 2015

Member Ross Lemansky made a motion to approve the May 20, 2015 minutes as presented. Member Patricia Rydlak seconded the motion. All members were in favor.

Adjourn/Executive Session

Adjourn to go into Executive Session

Motion by Jean Vincent to enter into Executive Session at 8:45 pm. Under M.G.L. Chapter 30a, Section 21,#2.

Roll Call Vote Taken:

Jean Vincent: Yes

Patricia Rydlak: Yes

Ross Lemansky: Yes

Chairman Pete Starkus: Yes

Motion carries to enter into executive session

The Board will not reconvene in open-meeting.

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

Motion to adjourn at 8:45 pm.