

Planning Board Meeting Minutes
September 2, 2015

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Ross Lemansky

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik, Jean Vincent

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

Pete Starkus reviewed bills.

Member Carl Hultgren made a motion to approve payments for bills.

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

Pete Starkus reviewed mail and correspondences.

Mr. Starkus stated Casella Waste in Southbridge will be holding Household Hazardous Waste Day on September 26, 2015.

Member Ms. Patricia Rydlak arrived at 7:20 pm.

Planning Board Discussion-Hammond Woods Subdivision

The Board invited an abutter to the Planning Board meeting to discuss her concerns with buffering with the Board.

Chairman Starkus invited Ms. Babineau up to discuss her buffering issue at Hammond Woods Subdivision.

Ms. Babineau stated she has been trying to get in touch with owner of Hammond Woods Subdivision; Mr. Tim Reardon to discuss the visual buffering that has not been installed along her property line.

Discussion ensued, and the Board all agreed they will send Mr. Reardon a letter inviting him to the September 16 Planning Board meeting for everyone to discuss the buffering issue.

7:15 pm. Zoning By-Law/Zoning Map Revisions

Mr. Mike Peters of 391 Stafford Street was present to discuss the proposed zoning bylaw change to discuss commercial motor vehicle garaging on residential property. The garaging of a commercial motor vehicle shall only be allowed in the Agricultural zoning district and the lots must be at least eight acres.

7:40 pm.Ponnakin Subdivision Revision Discussion

The Board reviewed the Graves Engineering, Inc. review report dated November 14, 2014 in regards to the Ponnakin Hill Definitive Subdivision-Henry Vista Lane drainage issue that has not been addressed properly.

Engineer Mike Loin from Bertin Engineering, Inc. was present.

Planning Director Alan Gordon stated this has been a four year on-going issue and he will be sending Mike Mahlert from Hometown Bank a letter on the Henry Vista Lane completion of the road, to finalize a completion and plan re-design schedule.

Engineer Mike Loin stated phase III of Hycrest Road is the next phase to be started.

7:50 pm. Planning Board Permit Administrative Items:

Jennings Road Ext.-Annual Subdivision Approval

Member Patricia Rydlak made a motion to approve the Jennings Road Definitive Subdivision Extension for one-year to September 15, 2016. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Discussion

Planning Director Alan Gordon stated to the Board that the revenue is up in the Town.

Mr. Gordon stated the Board is currently on a 7-week back log for public hearing administration due to his cut work hours.

The Board all agreed to send a letter to the SelectBoard describing the Boards deteriorating services, due to the cut in Mr. Gordon's weekly hours and requesting that the 4 hours cut per week need to be restored immediately.

Planning Director Alan Gordon stated that the Selectmen have scheduled the Fall Town Meeting for October 20, 2015.

The Board reviewed several upcoming Planning Board site plans and special permits that will be submitted in the near future.

Brackett Hill Open-Space Discussion

Planning Director Alan Gordon stated the National Heritage Foundation has the Brackett Hill open-space. Mr. Gordon stated Mr. Joe Curran called and stated the National Heritage Foundation does not want to own it any longer. Mr. Gordon stated there is a dam on the property. Mr. Curran stated the Foundation also stated they want \$10,000 for the open-space. Mr. Gordon informed a caller from the Foundation that they are the legal owners of the open space and the dam under M.G.L. Chapter 41 until they find another proper environmental organization willing to own the parcel. Also, the Planning Board would have to review and allow a new willing entity to take the subdivision open space, per the subdivision's special permit.

Minutes:

June 3, 2015

Member Patricia Rydlak made a motion to approve the June 3, 2015 minutes. Member Ross Lemansky seconded the motion. All members were in favor.

June 17, 2015

Member Carl Hultgren made a motion to approve the June 17, 2015 minutes. Member Ross Lemansky seconded the motion. All members were in favor.

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

Motion to adjourn at 8:55 pm.