

Planning Board Meeting Minutes
September 16, 2015

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Alycia Dzik, Ross Lemansky

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney
Planning Board Consultant from Graves Engineering, Inc. Mr. Mike Andrade

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

Bills

Member Jean Vincent made a motion to pay vouchers for bills.

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

Payroll

Member Jean Vincent made a motion to approve payment for payroll. Member Patricia Rydlak seconded the motion. All members were in favor.

Signing of Mylar for Sunset City, Inc. Site Plan

Planning Director Alan Gordon stated the mylar for Sunset City is 13 pages and all pages need signing. Member Jean Vincent made a motion to sign the mylars.

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

**7:15 ZPT Energy Solutions Commercial Solar Energy Site Plan Application-
Rt. 169-Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Engineer Mr. Mike Loin from Bertin Eng. Inc. stated the proposed solar array behind Incom, Inc. on Route 169 is a 3.48 Megawatt solar array on 18.37 acres of a 68 acre site. Mr. Loin stated it will not be visible to Route 169 or any abutters.

The Board reviewed the Graves Engineering, Inc. peer review report dated 9-14-15.

There was no comment from the public or the Board.

Member Alycia Dzik made a motion to close the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Member Alycia Dzik made a motion to approve the ZPT Energy Solutions Commercial Solar Energy Site Plan Application on Route 169 with the conditions discussed. Member Ross Lemansky seconded the motion. All members were in favor.

7:15 pm Village District Zoning Map Amendment-Public Hearing

Chairman Pete Starkus read the public hearing notice.

Planning Director Alan Gordon stated this Village District Amendment is recommended from the Village District Study. The Board discussed the properties to be added to the Village District. The Millers, St. Joseph's Church, the two-acre Bond property, the entire Overlook property, and the Arts and Culture Center.

There were no comments from the Board or the Public.

Member Alycia Dzik made a motion to close the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Member Jean Vincent made a motion to recommend the Village District Zoning Map Amendment to town meeting. Member Alycia Dzik seconded the motion. All members were in favor.

7:25 pm Commercial Vehicle Garage Structure Zoning By-Law Amendment

Chairman Pete Starkus read the public hearing notice.

Applicant Mr. Mike Peters was present.

Planning Director Alan Gordon reviewed the Zoning Bylaw Amendment on the Commercial Motor Vehicle Garage Structure On Residential Property.

Mr. Gordon stated the reason for this zoning by-law amendment is because Charlton does not allow garages for large vehicles of the scale that Mr. Peters proposes.

Mr. Gordon stated the Building Commissioner Curt Meskus has reviewed the zoning-bylaw revision and is fine with it. Site Plan review would be required for such structures.

Member Alycia Dzik made a motion to close the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Member Jean Vincent made a motion to recommend the Commercial Vehicle Garage Structure Zoning By-Law Amendment to town meeting. Member Alycia Dzik seconded the motion. All members were in favor.

7:30 pm Ponnakin Subdivision Revision Discussion

Engineer Mr. Mike Loin was present to review the Ponnakin Hill Subdivision. Discussion ensued with Mike Loin stating he spoke with Mike Mahlert and he will be finalizing the dead-end road. He stated the end of the road will be open-space and house lots.

Planning Director Alan Gordon stated he will have Mike Andrade from Graves Engineering, Inc. do another inspection in the near future.

7:40 pm. Planning Board Permit Administrative Items:

Ted's Package-Annual Site Plan Approval Extension Request

Member Alycia Dzik made a motion to approve the Ted's Package Store Site Plan Approval Extension to 9-24-16. Member Patricia Rydlak seconded the motion. All members were in favor.

Tucker Farm Estates Definitive Subdivision Plan Approval Extension Request

Member Alycia Dzik made a motion to approve the Tucker Farm Estates Definitive Subdivision One-Year Approval Extension to 10-5-16. Member Patricia Rydlak seconded the motion. All members were in favor.

7:50 pm Approvals-Not-Required

Richardson Corner Road-Starkus

Chairman Pete Starkus recused himself because he is the applicant.

Member Alycia Dzik made a motion to approve the Richardson Corner Road ANR to create one-lot. Member Ross Lemansky seconded the motion. Pete Starkus abstained.

Draft Annual Goals and Objectives

The Board reviewed the annual goals and objectives.

Patricia Rydlak stated with the huge increase in the work load in the Planning Board Office, what is going on increasing the Planner's 4 hours.

Planning Director Alan Gordon stated the Town Accountant stated at the last Department Head meeting the Town revenue deposits are greatest since 2008. Mike Loin from Bertin Engineering, Inc. stated there has been an economic hardship with his clients because of work load scheduling. This is a huge financial hardship. Mr. Loin stated he will write a letter supporting restoring Mr. Gordon's reduced work hours.

Minutes:

July 15, 2015

Member Carl Hultgren made a motion to approve the July 15, 2015 minutes. Member Ross Lemansky seconded the motion. All members were in favor. Members Patricia Rydlak and Alycia Dzik abstained because they were not present at the July 15, 2015 meeting.

Adjourn/Executive Session

Adjourn to go into Executive Session

Motion by Jean Vincent to enter into Executive Session at 8:37 pm. Under M.G.L. Chapter 30a, Section 21, #2.

Roll Call Vote:

Carl Hultgren-Yes

Jean Vincent-Yes

Ross Lemansky-Yes

Alycia Dzik-yes

Chairman Pete Starkus-Yes

The Board will not reconvene in open-meeting.

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

Motion to adjourn at 8:37 pm.