

Planning Board Meeting Minutes
October 7, 2015

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Alycia Dzik, Ross Lemansky

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Jean Vincent

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

Pete Starkus reviewed bills.

Member Patricia Rydlak 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.

Pete Starkus read a letter stating the Carpenter Hill Road Commercial Solar facility has received a Certificate of Occupancy.

Pete Starkus read a letter that the Lemansky-Route 20 retail building site has received a Notice-To-Proceed.

Chairman Starkus read several public hearing notices from the abutting communities.

7:15 pm. Public Hearing-SunConnect Commercial Solar Energy Site Plan Application-44 Old Worcester Road (Route 20)

Chairman Starkus read the public hearing notice.

Engineer Mr. Mike Loin from Bertin Engineering, Inc. stated the proposed solar array is 1.21 megawatts. The driveway access to the solar array for maintenance will be off Route 20.

Member Patricia Rydlak asked Mr. Loin if anyone will be able to see the solar panels from Route 20. Mr. Loin stated that the hillside will block all or most of it.

Member Alycia Dzik asked about tractor trailers delivering panels. Mr. Loin stated there would be 6 to 8 tractor trailers delivering the solar panels.

Planning Director Alan Gordon reviewed the Graves Engineering, Inc. review report dated September 29, 2015.

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

Abutter Gerry Russell asked if the solar panels can be expanded in the future. Mr. Loin stated no, because 1 Megawatts is currently the limit allowed by National Grid for the project.

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 SunConnect Commercial Solar Energy Site Plan Application with conditions discussed at the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor.

7:35 pm. Public Hearing: Bell Atlantic Mobile/Verizon Wireless Stealth Telecommunications Tower Special Permit-Potter Village Road

Chairman Starkus read the public hearing notice.

The proposed site plan is to construct a 150-foot stealth style wireless communications facility located off of Potter Village Road on leased property owned by Hylka Construction Company, Inc. The 14 foot wide access driveway is proposed to be gravel with a gate at the entrance.

The Board reviewed the Graves Engineering, Inc. review report dated 9-29-15.

Member Ross Lemansky asked about the visibility of the Tower.

Mr. Clasnick stated passed out pictures of a balloon test to the Board and abutters showing them the visibility results.

Member Ross Lemansky asked who received public hearing notification. Planning Director Alan Gordon stated the Planning Board receives a certified abutters list of land owners within 300 feet of the project.

Abutter Brett Landry of 87 Old Southbridge Road asked if the tower could be relocated further away from his house.

Mr. Dan Clasnick stated no, because of wet-lands.

Mr. Clasnick stated he will be providing new pictures for abutter Mr. Brett Landry of 87 Old Southbridge Road showing the tower towards his house at the October 21, 2015 public hearing.

Member Alycia Dzik made a motion to continue the public hearing to October 21, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

7:40 pm. Public Hearing: Multi-Tenant Commercial Sign Special Permit Application-GSMP Realty, 159 Worcester Road (Route 20)

Chairman Starkus read the public hearing notice.

Member Ross Lemansky recused himself from the public hearing. Planning Board Alternate Carl Hultgren stepped in for the special permit application.

Mr. Lemansky stated he is before the Board because of the square footage of the sign. Mr. Lemansky stated it is over 50 feet requiring Planning Board approval. He stated the middle section of the sign is proposed to be digital. Mr. Lemansky stated it will be installed 4 feet of the Route 20 property line.

Member Alycia Dzik made a motion to approve the Multi-Tenant Commercial Sign Special Permit Application with conditions reviewed. Member Carl Hultgren seconded the motion. All members were in favor, with Ross Lemansky abstaining.

7:45 pm. Public Hearing-Nichols Business Park Re-Zoning Petition (Foskett, Et Al), BEP to A, Route 20

Chairman Starkus read the public hearing notice.

Engineer Mike Loin from Bertin Engineering, Inc. was present to discuss the revision proposed by his client Mr. Ralph Nichols.

There were no comments from the public or the Board.

Member Alycia Dzik made a motion for the Planning Board to recommend the Nichols Route 20 zone change from BEP to IG for Town meeting approval at the October 20, 2015 fall town meeting. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:50 pm. Public Hearing-Gunter/Santos Re-Zoning Petition (Foskett, Et Al),
BEP to A, Route 20**

Chairman Starkus read the public hearing notice.

Member Alycia Dzik recused herself from the public hearing.

Engineer Mike Loin, from Bertin Eng. Inc. was present for the public hearing discussion to represent his clients Mr. Roy Gunter, Jr. and Mr. Alec Santos.

Planning Director Alan Gordon stated the reason for the zone change is because the property behind the Cross-Fit building is very wet. With the zone change, the applicant may possibly create a couple ANR lots in the future.

Member Ross Lemansky made a motion for the Planning Board to recommend the Gunter/Santos re-zoning from BEP to A on Route 20 to Town meeting for possible town meeting acceptance. Member Carl Hultgren seconded the motion. All members were in favor, with Alycia Dzik abstaining.

**Approval-Not-Required
Stevens Park Road**

Member Alycia Dzik made a motion to approve the ANR to adjust lot lines on Stevens Park Road. Mr. Gordon stated the lot adjustment is to give both abutters more property. Member Ross Lemansky seconded the motion. All members were in favor.

North Sturbridge Road

Member Alycia Dzik made a motion to approve the ANR on North Sturbridge Road to create 1-house lot. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Discussion

Reporter Ms. Deb Laplaca from the Telegram & Gazette was present and asked permission to tape the meeting. The Board all agreed it was fine to tape the meeting.

Planning Director Alan Gordon stated that the Town Manager in Oxford has requested through the Town Administrator if the Town of Charlton would be willing to share the Planning Director with the Town of Oxford part time.

Mr. Gordon stated this would be a 50/50 split with both Towns.

Discussion ensued, and the Board all agreed that the Planning Director's position is to remain solely in Charlton. The Planning Board is extremely busy and there are several site plans to be reviewed in the near future. The Planning Board also stated that due to the decrease last year in the Planning Director's hours, applicants are waiting a couple extra weeks to get on the agenda for review.

The Planning Board once again requested that a letter be sent to the appropriate Board's with this request to restore the Planning Director's previously cut hours.

Member Ross Lemansky made a motion to approve the a letter to be sent to the Finance Committee, Personnel Committee, the Select Board, and Oxford Town Manager Mr. Brian Palaia stating the Planning Board reviewed the request, and declines sharing the Planning Director's position with reasons discussed at the meeting. Member Alycia Dzik seconded the motion. All members were in favor.

Ms. Deb Laplaca from the Telegram & Gazette requested a copy of the letter via e-mail.

Member Alycia Dzik requested that Mr. Gordon call The Oxford Town Manager and ask why they chose proposing to share him versus other Town's planners. Mr. Gordon stated he will.

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

Motion to adjourn at 9:40 pm.