

Planning Board Meeting Minutes
October 21, 2015

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Planning Board Alternate: Carl Hultgren

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

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

Mr. Pete Starkus reviewed bills

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

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

Mr. Pete Starkus reviewed mail and correspondences.

Town Planner Alan Gordon passed out the final Planning Board Annual Work Goals dated 10/15.

Approval-Not-Required

Route 20-Incom

Member Ross Lemansky made a motion to approve the ANR on Southbridge Road (Route 169) to adjust lot lines. Member Patricia Rydlak seconded the motion. All members were in favor.

7:20 pm. Griffin Realty Trust One-Year Extension Request

Member Patricia Rydlak made a motion to approve the one-year site plan extension for the Griffin Realty Trust-Business Park Annual Permit Extension to 11-1-16. Member Ross Lemansky seconded the motion. All members were in favor.

7:30 pm Green Boys Landscaping Company Application-Public Hearing

Chairman Pete Starkus read the public hearing notice.

Engineer Jay Dubois from JD Engineering was present to present the plan.

The proposed site plan is to construct an 8400 square foot office building/garage with 22-parking spaces. The proposed property location is on Route 20 in the IG (Industrial General) zone. The applicant stated the building will be for his landscaping business.

The Board reviewed the Graves Engineering, Inc. peer review with 24 comments.

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

Chairman Pete Starkus asked if there was a fence proposed. Engineer Jay Dubois stated there is a guardrail proposed for safety.

Member Carl Hultgren asked if they have applied for a Mass DOT Route 20 driveway permit yet.

Mr. Jay Dubois stated, not yet.

There were no comments from the public.

Member Ross Lemansky made a motion to continue the public hearing to November 4, 2015. Member Patricia Rydlak seconded the motion. All members were in favor.

7:30 p.m. Bell Atlantic Mobile/Verizon Wireless Stealth Telecommunications Tower Special Permit-Potter Village Road-Public Hearing(Continued)

Chairman Starkus read the public hearing notice.

The continued public hearing is to construct a 150-foot stealth style wireless communications facility located off Potter Village Road. The applicant is Bell Atlantic Mobile of Mass. Corp. LTD./Verizon Wireless Company.

There were no comments from the Board.

Chairman Pete Starkus asked if there were any questions from the public.

Abutter Brett Landry of 87 Old Sturbridge Road passed out a hand-out on cell towers.

The Board discussed all of his concerns on cell towers.

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

Member Patricia Rydlak made a motion to approve the site plan with the seven (7) conditions reviewed. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Discussion:

The Board Members all agreed to have one meeting in December on the 9th.

Adjourn/Executive Session

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

Roll Call Vote:

Carl Hultgren: Yes

Jean Vincent: Yes

Ross Lemansky: Yes

Patricia Rydlak: Yes

Chairman Pete Starkus: Yes

Chairman Starkus stated the Board will not reconvene in open-meeting.

Member Jean Vincent made a motion to adjourn at 8:30 pm. Member Ross Lemansky seconded the motion. All members were in favor.

Motion to adjourn at 8:30 pm.