

Planning Board Meeting Minutes
November 4, 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.

Mr. Pete Starkus reviewed mail and correspondences.

7:15 p.m. Green Boys Landscaping Site Plan Application-Route 20
Public Hearing-Continued

Chairman Starkus read the public hearing notice.

Engineer Jay Dubois was present on behalf of Green Boys Landscaping Site Plan Application. He stated the building is proposed for 8,400 s.f. with 22-parking spaces. The proposed site plan will be located off Route 20, near Mayberry Road and Strawberry Road.

Planning Director Alan Gordon summarized the original Graves Engineering, Inc. review dated November 3, 2015 with five comments remaining.

Member Jean Vincent made a motion to approve the Green Boys Landscaping Site Plan Application with the conditions discussed. Member Patricia Rydlak seconded the motion. All members were in favor.

Zoning Map Revision Discussion-Ron Gauthier

The Board invited Ron Gauthier to discuss his concept plan with the Board.

Mr. Gauthier stated he owns 38.61 acres off of City Depot Road and J. Davis Road. Mr. Gauthier stated he would like to propose a zone change from Agricultural to R-40. He stated he would like to propose developing 50-duplexes as condo's, with access off of J. Davis Road.

The Planning Director stated that this is the first he heard of duplex-condo's. Mr. Gordon stated to Mr. Gauthier that he will need a subdivision design after the zone change is approved at a future Town Meeting.

The Board all agreed that Mr. Gauthier needs to have an engineer design a concept plan, before the zone change.

The Board also requested that Mr. Gauthier hold a neighborhood meeting on his proposed plan prior to submitting his warrant article in to inform the residents and learn if they will support or approve his zone change.

Alan Gordon stated that it has been the Board's policy to not support an individual's zoning map request if there is neighborhood opposition and a neighborhood meeting is necessary well-before a Planning Board warrant article public hearing.

Permit Administration:

St. Mary's Way Definitive Subdivision Approval Extension Request

Member Jean Vincent made a motion to approve the St. Mary's Way Definitive Subdivision One-year approval extension to 11/16/2016. Member Ross Lemansky seconded the motion. All members were in favor.

Dresser Hill Subdivision Design Revision

Planning Director Alan Gordon stated the Dresser Hill Subdivision design revision for roadway elevation changes still needs Graves Eng. Inc. review.

Verizon Telecommunications Tower Performance Guarantee

Planning Director Alan Gordon stated Graves Engineering, Inc. is still reviewing the recently-submitted design revisions.

Chapter 61B Release Request-Incom, Inc.(Route 169)

Member Jean Vincent made a motion to recommend to the Select Board release from 61B tax exempt status of 17 acres of land behind Incom on Route 169, for the purpose of Zero Point Engineering to lease for the commercial solar array that was approved by the Planning Board. Member Patricia Rydlak seconded the motion. All members were in favor.

Chapter 61B Release Request-Route 20 & Sampson Road

Member Ross Lemansky made a motion to recommend to the Select Board release from 61B tax exempt status of 14 acres of land on Route 20 & Sampson Road. Member Patricia Rydlak seconded the motion. All members were in favor.

Growth Management

GIS mapper Matt Franz is working on the new zoning map up-date. He will deliver new maps in the near future.

Affordable Housing Planning Project

The PATH Grant on the analysis of the Bay Path Vocational High School property on Oxford Road will be available in two weeks for Graves Engineering, Inc. to review. The property is being analyzed for feasibility on future affordable housing. This will be on the agenda in the near future.

The Bay Path School Committee is in full support of this analysis in conjunction with the Planning Board and Charlton Housing Authority.

Minutes:

August 12, 2015

Member Patricia Rydlak made a motion to approve the August 12, 2015 minutes. Member Jean Vincent seconded the motion. All members were in favor.

September 2, 2015

Member Jean Vincent made a motion to approve the September 2, 2015 minutes. Member Ross Lemansky seconded the motion. All members were in favor.

September 16, 2015

Member Jean Vincent made a motion to approve the September 16, 2015 minutes as presented. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Discussion:

Ms. Jean Vincent stated the Government study group would like to meet the Board members.

All Members were in favor of going to the next Government Study Meeting on November 16, 2015. Mr. Gordon stated he will post the meeting.

Adjourn/Executive Session:

Adjourn to go into Executive Session:

Motion by Jean Vincent to enter into Executive Session at 8:25 pm. Under M.G.L. Chapter 30a, Section 21, #2

Roll Call Vote Taken:

Ross Lemansky-Yes

Jean Vincent-Yes

Patricia Rydlak-Yes

Carl Hultgren-Yes

Chairman Pete Starkus-Yes

Motion carries to go into executive session. The Board will not reconvene in Open Meeting.

Member Jean Vincent made a motion to adjourn at 8:25 pm. Member Ross Lemansky seconded the motion. All members were in favor.

Motion to adjourn at 8:25 pm.