

Planning Board Meeting Minutes
March 16, 2016

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Planning Board Alternate: Pete Boria

Staff: Planning Director Alan Gordon

Not Present: Alycia Dzik, Administrative Assistant Jayne Garney

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

Mr. Pete Starkus reviewed bills

Member Patricia Rydlak 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 pm. LSE Cygnus, LLC Commercial Solar Array Site Plan Application-
Stafford Street-Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Mr. Stewart Clark from CivilTech Engineering stated the commercial ground mounted solar array is 0.5 Megawatt field array on 3 acres of a 45 acre parcel on Stafford Street. The proposed solar arrays will be located behind Cook's Farm.

Planning Director Alan Gordon reviewed the Graves Engineering, Inc. peer review report.

There were no comments from the public.

Member Patricia Rydlak made a motion to continue the hearing to April 20, 2016. Member Ross Lemansky seconded the motion. All members were in favor.

**7:40 pm. Commercial Storage Facilities Zoning By-Law Revision Proposal
Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Planning Director Alan Gordon stated currently, commercial storage units are not allowed in Charlton in any zones under the zoning by-law. The Planning Board and Economic Development Commission are jointly supporting adding this use of business in Industrial and commercial zones, with proper site plan review with the Planning Board.

Member Ross Lemansky made a motion to recommend to Town meeting approval for the Commercial Storage Facilities Zoning By-Law revision as presented. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:45 pm. LSE Cygnus, LLC Commercial Solar Array Site Plan Application
Brookfield Road Solar-Public Hearing-(Continued)**

Chairman Pete Starkus read the public hearing notice.

Mr. Stewart Clark from CivilTech Engineering presented revisions to the proposed commercial ground mounted solar array is a 1.9 Megawatt field array designed in two sections of 0.5 Megawatt each, on 3 acres of a 66.46-acre site located off of Brookfield Road.

The Board reviewed the Graves Engineering, Inc. peer review report on the plan revisions,

There were no comments from the public.

Member Ross Lemansky made a motion to continue the public hearing to April 6, 2016. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:50 pm. LSE Cygnus, LLC Commercial Solar Array Site Plan Application
Center Depot Road Solar-Public Hearing(Continued)**

The proposed commercial ground mounted solar array is a 0.5 Megawatt field array on 3 acres of a 18.96 acre site located off Center Depot Road.

The Board reviewed the Graves Engineering, Inc. peer review report, and the landscaping plans.

The abutters that had requested landscaping buffering were all in favor of the landscaping plans.

Member Ross Lemansky made a motion to continue the public hearing to April 6, 2016. Member Patricia Rydlak seconded the motion. All members were in favor.

Subdivision Permit Administration:

Elly Pond Estates

Planning Director Alan Gordon stated Elly Pond Estates has received a written Notice-To-Proceed to commence Phase 3 subdivision roadway and infrastructure construction in accordance with the approved definitive subdivision plan and permit, per Graves Engineering Inc. peer review report dated 3-9-2016.

Planning Board Discussion:

Planning Board Project status update

The Board reviewed the project status updated spreadsheet from Graves Engineering.

The Board all agreed that this status sheet is a good example to show the Finance Committee how extremely busy the Planning Board is.

Upham Farms Condo Street Acceptance Requests

Planning Director Alan Gordon discussed a meeting he attended with Mike Andrade at Upham Farms Condo's located off Route 20 with Mc Clure Engineering and the Condo Association President.

Planning Director Alan Gordon stated the condo association would like to begin the process for their road becoming public because they will receive State money for the construction of a new road as part of their waterline project.

Planning Director Alan Gordon stated McClure Engineering, Inc. will be handling the street acceptance procedure throughout the next several months.

Approval-Not-Required

Muggett Hill Road

Member Jean Vincent made a motion to approve the ANR to create 1-lot on Muggett Hill Road. Member Ross Lemansky seconded the motion. All members were in favor.

Osgood Road

Member Patricia Rydlak made a motion to approve the ANR to create 1-lot on Osgood Road. Member Jean Vincent seconded the motion. All members were in favor.

Minutes:**February 3, 2016**

Member Patricia Rydlak made a motion to approve the February 3, 2016 minutes as presented. Member Ross Lemansky seconded the motion. All members were in favor.

February 17, 2016

Member Jean Vincent made a motion to approve the February 17, 2016 minutes as presented. Member Ross Lemansky seconded the motion. All members were in favor.

Member Jean Vincent made a motion to adjourn at 9:30 pm. Member Peter Boria seconded the motion. All members were in favor.

Motion to adjourn at 9:30pm.