

Planning Board Meeting Minutes
May 11, 2016

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Jean Vincent, Ross Lemansky

Planning Board Alternate: Pete Boria

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

Pete Starkus opened the meeting at 7:00 pm.

Mr. Starkus reviewed bills.

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

Mr. Pete Starkus reviewed mail and correspondences.

Approval-Not-Required:

N. Sturbridge Road

Member Patricia Rydlak made a motion to create 2-lots on N. Sturbridge Road. Member Ross Lemansky seconded the motion. All members were in favor.

7:15 pm. Gauthier Et Al, Zoning Map Revision Petition-Public Hearing

Chairman Pete Starkus read the public hearing notice to consider amending Charlton's Zoning Map by:

Rezoning approximately 38.61 acre parcel located easterly of City Depot Road and westerly of J. Davis Road from its present zoning map of partly Agricultural (A) zoning and partly Low-Density Residential (R-40) zoning to entirely Low-Density Residential (R-40) zoning district designation.

1. Rezoning an approximately 1.85-acre parcel of land located easterly of City Depot Road and westerly of J. Davis Road, from its present zoning map designation of Agricultural (A) zoning to Low-Density Residential (R-40) zoning district designation.

Present at the public hearing was Attorney Don O'Neill to represent the petitioner Mr. Ron Gauthier.

Mr. Don O'Neill explained the difference between cluster development and a conventional subdivision development. Cluster development permanently preserves open space.

Engineer Jason Dubois, from JD Engineering, Inc. stated a conventional plan would allow more houses, and a cluster development is proposing duplexes only using 8 acres of the total 38 acre site.

Member Jean Vincent asked where the entrance for the proposed housing would be. Attorney Don O'Neal stated J. Davis Road.

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

Abutter Richard Neal of 44 J. Davis Road submitted a petition for the record with signatures of abutters opposed to the proposed duplexes that Mr. Gauthier is proposing if the zone change is approved. Mr. Neal also stated his concern with traffic.

All abutters present at the public hearing stated they have concern with the duplexes being proposed.

Attorney O'Neill stated there could be 20 single 4-bedroom homes proposed vs. 30 duplex units 2-bedroom units.

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

Members Ross Lemansky, Patricia Rydlak, and Pete Boria made a motion to recommend the zone change at the annual town meeting. Members Jean Vincent and Pete Starkus disapproved. Motion passed to recommend the zone change at the annual town meeting. (3-2 motion passes)

7:25 pm ZPT Energy Solutions, LLC Site Plan Application St. Joseph's Church-H. Putnam Road Public Hearing-(Continued)

Present for the review was Brendan Gove of ZPT Energy Solutions.

Planning Director Alan Gordon reviewed the Graves Engineering, Inc. report and stated there were 17 original review items, and only 2 remain.

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

Member Patricia Rydlak made a motion to approve the ZPT Energy Solutions, LLC Commercial solar Array Site Plan Application for St. Joseph's Church with the conditions reviewed. Member Ross Lemansky seconded the motion. All members were in favor.

Archangel Realty, LLC Site Plan Application Camosse Masonry Supply, Trolley Crossing Road-Public Hearing-(Continued)

Engineer Chris McClure from McClure Engineering, Inc. stated the proposed site plan is to construct a 3,600 s.f. building for storage of masonry supply products for use by Camosse Masonry Supply located at 23 Trolley Crossing Road.

The Board reviewed the Graves Engineering, Inc. peer review.

There were no comments from the Board or public.

Member Pete Starkus made a motion to close the public hearing. Member Jean Vincent seconded the motion. All members were in favor.

Member Ross Lemansky made a motion to approve the Archangel Realty, LLC site plan application with conditions discussed at the meeting. Member Patricia Rydlak seconded the motion. All members were in favor.

Zoning By-Law Revisions: Nonconforming Restoration Time period, Accessory Apartment & Accessory Building Definition Revision-Public Hearing-Continued

Present was Mr. Rob Lemansky to discuss his proposed zoning by-law changes.

Planning Director Alan Gordon passed out the comment letter from Building/Zoning Enforcement Officer Curt Meskus dated 4-19-16 for the Board to review.

The Board reviewed the section 200-2.1B Uses and structure by revising the Accessory Building definition by adding the following language in bold to the first

sentence of the definition: An accessory building is one which is subordinate or incidental to the main use of a building on a lot **and shall not be limited to size.**

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

Member Jean Vincent made a motion to recommend the article at the May Annual Town Meeting. Member Patricia Rydlak seconded the motion. All members were in favor, with Member Ross Lemansky abstaining.

**Nonconforming Conditions Zoning By-Law Revision-
Public Hearing-Continued**

The Board reviewed Charlton's Zoning By-Law Section 200-3.5. Nonconforming Conditions, Sub-section A.(2) by replacing the term: residential use" with the phrase "single and two-family use" in reference to sub-section A.(2) nonconformancy land use allowances per the provisions of Section 200-3.4 Nonconforming Uses.

Petitioner Mr. Rob Lemansky explained to the Board that he feels this is a correction on the wording.

Planning Director Alan Gordon reviewed new wording with the Board. Mr. Gordon stated accessory buildings on lots 80,000 s.f. or larger shall not be limited in size, with the exception of maximum building lot coverage required in Section 200-3.2D Intensity of Use Schedule.

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

Member Patricia Rydlak made a motion to recommend the zoning by-law change at the May Annual Town Meeting with the new wording discussed. Member Jean Vincent seconded the motion. All members were in favor, with Member Ross Lemansky abstaining.

8:25 pm. Mr. Rob Lemansky –Water/Sewer Commission Annual Update

Mr. Lemansky updated the Board on water and sewer activities.

Mr. Lemansky reviewed the locations for phase II water lines proposed due to water contamination from Exxon Mobile.

Mr. Lemansky stated Southbridge operates the system, and the future goal is for Charlton to take over water operations.

Planning Board Summer Meetings

The Board Members were in in favor of July 13, 2016 and August 10, 2016 for upcoming Planning Board meetings for the summer schedule.

Member Jean Vincent made a motion to adjourn at 9:35 pm. Member Peter Boria seconded the motion. All members were in favor.

Motion to adjourn at 9:35 pm.