

Planning Board Meeting Minutes
May 18, 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 Ross Lemansky made a motion to approve payment for vouchers.

Member Patricia Rydlak seconded the motion. All members were in favor.

Mr. Pete Starkus reviewed mail and correspondences.

Registry of Deeds Annual Signage

All Board members signed the approval-not-required annual Registry of Deeds signature sheets.

Planning Board Permit Administration:

Gunter Estates Subdivision Annual Extension Request

Member Patricia Rydlak made a motion to approve the one-year Gunter Estates subdivision annual extension to 6-19-17. Member Jean Vincent seconded the motion. All members were in favor.

Dresser Hill Subdivision Annual Extension Request

Member Patricia Rydlak made a motion to approve the Dresser Hill Subdivision annual extension to 6-3-17. Member Jean Vincent seconded the motion. All members were in favor.

PATH Grant

The Board reviewed the draft DHCD grant application and Planning Assistance toward the Housing Authority Meadowview application matrix.

Member Ross Lemansky made a motion to submit the grant application. Member Patricia Rydlak seconded the motion. All members were in favor.

7:15 pm. Treehouse Brewery, Inc. Site Plan & Special Permit Application
Public Hearing

Chairman Pete Starkus read the public hearing notice.

Engineer Dave Faist of McClure Engineering stated the proposed Treehouse Brewery, Inc. Site Plan and Special Permit application is to construct a 51,200 square foot building and accompanying parking lot/site infrastructure for use as a craft brewery to be operated by Tree House Brewery Inc. on property located off Route 20 (Sturbridge Road) zoned Business Enterprise Park (BEP); 43,000 square feet of the facility will house the brewery operation and 8,200 square feet will be devoted to a limited retail component.

The Board reviewed the May 17, 2016 Graves Engineering, Inc. peer review report.

Member Pete Boria asked if the building would be visible from Route 20. Engineer Mr. Faist stated possible in the winter because the proposed building will be 2-stories high.

Member Ross Lemansky asked how long the proposed driveway will be. Mr. Faist stated 1900 feet driveway is proposed.

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

A representative from Zorba's Pizza and Representative Laurie Degnan from Capen Hill Nature Sanctuary stated for the record that they support the Treehouse Brewery Site Plan proposed on Route 20.

Member Patricia Rydlak made a motion to continue the public hearing to June 15, 2016. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Permit Administration:**Dresser Hill Subdivision Annual Extension Request**

Member Ross Lemansky made a motion to approve the Dresser Hill Subdivision annual approval extension to 6-3-17. Member Jean Vincent seconded the motion. All members were in favor.

Gunter Estates Subdivision Annual Approval Extension Request

Member Patricia Rydlak made a motion to approve the Gunter Estates Subdivision annual approval extension to 6-19-17. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Discussion

Planning Director Alan Gordon passed out the Charlton Planning Board Project Status Sheet from Graves Engineering, Inc. dated 5-17-16.

Planning Director Alan Gordon updated the Board that the SBA cell tower flag on Route 20 is getting replaced.

Chairman Pete Starkus asked if Mr. Gordon could also check the flag at Dresser Hill.

Member Ross Lemansky made a motion to adjourn at 8:20 pm. Member Jean Vincent seconded the motion. All members were in favor.

Motion to adjourn at 8:20pm.