

**Planning Board Meeting Minutes**  
**June 1, 2016**

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Ross Lemansky

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Planning Board Alternate: Pete Boria

Not Present: Jean Vincent, Alycia Dzik

Pete Starkus opened the meeting at 7:00 pm.

**Mr. Starkus reviewed bills.**

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

**Mr. Starkus reviewed payroll.**

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

Member Ross Lemansky made a motion to approve the semi-annual Planning Board stipends. Member Patricia Rydlak seconded the motion. All members were in favor.

Mr. Pete Starkus reviewed mail and correspondences.

Pete Starkus read a memo stating on June 8, 2016 Exxon Mobile will be having an informational meeting at the Charlton Middle School on the on-going ground water contamination.

**Approval-Not-Required**

**Partridge Hill Road**

Member Patricia Rydlak made a motion to approve the ANR on Partridge Hill Road. Member Ross Lemansky seconded the motion. All members were in favor.

**7:15 pm. Martocci-Reduced Frontage Lot Special Permit Application-  
Major Hill Road- Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Member Ross Lemansky made a motion for Planning Board Alternate Pete Boria to review the Martocci-Reduced Frontage Lot Special Permit. Member Patricia Rydlak seconded the motion. All members were in favor.

Abutter Dan Prouty stated for the record he owns 200 acres in back of the proposed reduced frontage lot.

There were no comments from the Planning Board.

Member Pete Boria closed the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Pete Boria made a motion to approve the Martocci Reduced Frontage Lot on Major Hill Road with the 5 conditions reviewed at the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:25 pm. OMA Group, LLC Site Plan Application (Route 20)  
Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Engineer Jason Dubois, of DC Engineering stated the proposed commercial self storage facility is for 120-self storage units, located at 157 Worcester Road. The zone is CB (Commercial Business). Mr. Dubois stated the existing building will be used as office use.

The Board reviewed the 5-3-16 Graves Engineering, Inc. peer review report with 45 original comments.

Pete Starkus asked if there is access to the solar farm. Mr. Dubois stated yes, with a key-pass to access.

There were no comments from the public.

Member Ross Lemansky made a motion to continue the OMA Group, LLC site plan application to June 15, 2016. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:45 pm. McKissick Site Plan Application (Griffin Road)**  
**Public Hearing**

Chairman Pete Starkus read the public hearing.

Engineer Frank Bicchieri from Bertin Engineering stated the site plan is to construct and operate a vehicle impound yard, vehicle repair shop, and used sales business on property located at 20 Griffin Road. The 4.8 acre property is zoned IG (Industrial-General) which is an allowed use.

The Engineer presented the site plans. He stated storage will be at the top of the lot, the middle of the site plan is proposing the impound yard, and the lower lot is proposed for used car sales.

Planning Director Alan Gordon stated Graves Engineering, Inc. has not completed the peer review of stormwater management design due to the steep site.

Pete Starkus asked if there were any comments from the public.

Abutter Lisa Seers from 30 Griffin Road has concern for her well becoming contaminated.

Planning Director Alan Gordon stated that would be a Board of Health issue.

Abutter Franky Taylor of 26 Griffin Road has concern with the traffic.

Abutter Nicole Nevalsky of 18 Griffin Road stated she has concern with her well becoming contaminated and traffic issues.

Chery McKissick stated they will be using Excel driveway for towing.

Several abutters asked the Planning Board to notify them of the date and time of the next public hearing. They wrote their names and contact information down.

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

**Approval-Not-Required:****Major Hill Road**

Member Ross Lemansky made a motion to approve an ANR for applicant Mr. Martocci to create one reduced frontage lot on Major Hill Road. Mr. Patricia Rydlak seconded the motion. All members were in favor.

**Graves Engineering, Inc. Annual Contract Extension**

Member Patricia Rydlak made a motion to approve the Graves Engineering, Inc. annual peer review consulting contract. Member Pete Starkus seconded the motion. All members were in favor.

Pete Starkus stated he went by the Dresser Hill flag, and it seems like it is in really bad shape. Planning Director Alan Gordon stated he will go up to Dresser Hill to examine the flag and contact the cell tower company to schedule replacement.

Planning Director Alan Gordon stated to-date the General Fund deposits from the Planning Board total \$14, 493. Mr. Gordon stated last year the General Fund deposits was \$10,000.

Member Ross Lemansky made a motion to adjourn at 8:50 pm. Member Peter Boria seconded the motion. All members were in favor.  
Motion to adjourn at 8:50pm.