

Planning Board Meeting Minutes
September 21, 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

Chairman 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.

Chairman Pete Starkus read a letter to the SelectBoard with the request for a joint meeting to switch Alycia Dzik position to Planning Board Alternate, and Pete Boria as Planning Board Member.

Approval-Not-Required

Bay Path Road/Richardson Corner Road

Member Jean Vincent made a motion to approve the Bay Path Road/Richardson Corner Road ANR for applicant Mr. McDonald to create 2-lots.

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

7:15 pm. Planning Board Annual Goals & Objectives

The Board reviewed the draft planning board's annual work goals and objectives.

Member Jean Vincent made a motion to approve the annual goals and objectives as written. Member Patricia Rydlak seconded the motion. All members were in favor.

Chapter 61A Release Notifications

The Board reviewed a Chapter 61A release notification on Route 31 and J. Davis Road owned by Rockaway Realty Trust.

Member Patricia Rydlak made a motion to recommend that the Board has no objection to the Town of Charlton choosing not to exercise the right of first purchase for the 61A property located on Route 31 and J. Davis Road owned by Rockaway Realty Trust. Member Jean Vincent seconded the motion. All members were in favor.

7:30 pm. Open Space & Recreation Plan-Section 3 Update

Planning Director Alan Gordon stated Conservation/Recreation Agent Todd Girard is working with CMRPC Principal Planner Jayne Armington on updating the 1996 Charlton Open Space & Recreation Plan. They also have a citizen committee working with them.

Planning Director Alan Gordon stated he was asked by Ms. Armington to update the Planning Board related Section 3-Community Context section of the plan. The Board reviewed the final draft version of the updated Section 3.

Chairman Pete Starkus stated an addition to the subdivision table should include Willow Tree Subdivision.

Planning Director Alan Gordon stated the Conservation Commission and the citizen participation committee has scheduled a public information session on the final draft of the revised plan for October 26, 2016 at 7:00 if anyone would like to attend.

The Board will review and discuss this draft further at the October 5, 2016 meeting.

Tree House Field Adjustment

The Board reviewed the driveway gateway entry revision to the Tree House Brewery site plan.

Member Jean Vincent made a motion to approve the driveway entry gateway as a field revision. Member Ross Lemansky seconded the motion seconded the motion. All members were in favor.

Sunset City Noise Mitigation Design Plan Discussion

The Board reviewed the HMMH revised Sunset City Inc. noise abatement plans dated September 21, 2016.

The Board Members agreed that a letter be sent to Mr. Jennings stating per the 9-21-16 HMMH comment letter, the revisions are required with three (3) revised paper copies for final review.

7:40 pm. Planning Board Permit Administration:

Tucker Farm Estates-Annual Definitive Subdivision Plan

Approval Extension Request

Member Ross Lemansky made a motion to approve the Tucker Farm Estates annual definitive subdivision plan approval extension to 10-05-17. Member Patricia Rydlak seconded the motion. All members were in favor.

Nardelli-Annual Reduced Frontage Lot Special Permit

Approval Extension Request

Member Ross Lemansky made a motion to approve the Nardelli's annual reduced frontage lot special permit approval extension request to 9-15-17. Member Jean Vincent seconded the motion. All members were in favor.

7:50 pm. Village District Planning-Complete Streets Program

Planning Director stated he submitted the proposed Village District Complete Streets Policy Statement to the Select Board for their acceptance, as required by the Mass. DOT Complete Streets program.

Planning Board Discussion:

Planning Director Alan Gordon reminded the Board that at the next meeting on October 5, there are four public hearings scheduled:

The continued Nichols Industrial Park site plan revision application, Two (2) Water/Sewer Commission's proposed water pump station/infrastructure zoning by-law revisions, and Karl Storz-Endovision proposed zoning by-law overlay district adoption.

SBA-Route 20 Cell Tower

Planning Director Alan Gordon stated the SBA cell tower flag on Route 20 across from CVS has been replaced.

Planning Director Alan Gordon reminded the Board that September 28th he will be attending a small business seminar at Southbridge Savings Bank in Charlton at 6:00 pm. Mr. Gordon stated he will be presenting Charlton's Economic Development as his presentation, along with EDC Vice-Chairman Mike Jacobs.

Planning Director Alan Gordon stated there is a Fall CPTC (Planning Training Collaboration) workshop October 20th if anyone would like to attend, just let him or Jayne know.

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

Motion to adjourn at 8:20 PM.