

Planning Board Meeting Minutes
October 5, 2016

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Ross Lemansky, Pete Boria

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik, Jean Vincent

Pete Starkus opened the meeting at 7:00 PM.

Mr. Starkus reviewed bills and payroll.

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

Member Ross Lemansky made a motion to approve payment for payroll. Member Pete Boria seconded the motion. All members were in favor.

7:15 pm. Charlton Water & Sewer Commission: Two (2) Zoning By-Law Revision Proposals-Public Hearing

Chairman Pete Starkus read the public hearing notice.

Present for discussion was Water/Sewer Interim Controller Kevin Peicos

The Board reviewed the two Water/Sewer Commission Zoning By-Law revision proposals to amend the zoning by-law as follows:

1. To see if the Town will vote to amend the Zoning By-Law of the Town of Charlton as Follows:
 - a. To amend Section 200-3.2 Use Regulation, Part B. Use regulation Schedule, Sub-Section (6) Communications, Transportation and Public Utility Uses line (q) by deleting in this section the words “that the height of the structure shall not exceed seventy-five (75) feet” and by deleting the word “three Hundred (300) and substituting therefor the word “one hundred (100)” and by deleting the word “twice”, and by deleting the letter “p” in a BEP district and substituting therefore the letter “y”.

- b. To amend Section 200-3.2 Use Regulations, Part B. Use Regulations Schedule, Sub-Section (6) Communications, Transportation, and Public Utility Uses Line (r) by deleting the words “three Hundred (300) and substituting therefor the words “one hundred (100), and by deleting the words “provide that the minimum setback from lot lines specified in sec. 200-3.2D or a setback equal to the height of the pumping station structure, whichever is greater shall apply”.
2. To see if the Town will vote to amend the Zoning By-Law of the Town of Charlton as follows:
 - a. To amend Section 200-3.2 Use Regulations, Part B. Use regulation Schedule Sub-Section (6) Communications, Transportation and Public Utility Uses by adding a new line u to read as follows:
 - (u) Sewer pump stations and appurtenances.
 - b. To amend Section 200-3.2 Part D. Intensity of Use Schedule are hereby not applicable to sewer pump stations and appurtenances.

There were no comments from the Board.

Mr. Peicos stated he has no comment. He stated Mr. Gordon did a great job.

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

Member Pete Boria made a motion to recommend approval of warrant article #14 as presented on the fall special town meeting. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Pete Boria made a motion to recommend approval of warrant article #15 as presented on the fall special town meeting. Member Patricia Rydlak seconded the motion. All members were in favor.

7:25 pm. Medical Research and Development Overlay District (MRDOD) Zoning By-Law and Zoning Map Revision Proposal-Public Hearing

Chairman Pete Starkus read the public hearing notice.

The Board reviewed the medical research and development overlay district zoning by-law revision and map change located off of Carpenter Hill Road for Karl-Storz Endovision as follows:

1. Amend the Charlton Zoning Map by adopting a Medical Research and Development Overlay District (MRDOD) for property located off of Carpenter Hill Road.
2. Amend Section 5-Special Regulations of the Charlton Zoning By-Law by adding a new sub-section 200-5.18 entitled Medical Research and Development Overlay District (MRDOD).

Attorney Mark Bobrowski on behalf of Karl-Storz Endovision presented an overview of the regulation and the map.

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

Member Pete Boria made a motion to recommend to the fall town meeting the Medical Research and Development Overlay District (MRDOD) Zoning By-Law and Zoning Map Revision. Member Ross Lemansky seconded the motion. All members were in favor.

7:35 pm. Otis Land Management, LLC Site Plan Application Public Hearing-Continued

Planning Director Alan Gordon stated the applicant has decided to revise the site plan, so the site plan revised applicant is not compete from Bertin Engineering, Inc. for review. Bertin Engineering has requested a continuance to October 19, 2016.

Member Patricia Rydlak made a motion to continue the Otis Land Management, LLC site plan application to October 19, 2016. Member Ross Lemansky seconded the motion. All members were in favor.

7:45 pm. Planning Board Annual Goals & Objectives

The Board reviewed the second draft Planning Board's annual work goals and objectives.

Member Patricia Rydlak made a motion to approve the Planning Board's annual goals and objectives as presented. Member Ross Lemansky seconded the motion. All members were in favor.

The Board reviewed the October 18, 2016 warrant for the Special Town Meeting.

Planning Board Discussion

Planning Director Alan Gordon updated the Board that Howlett Lumber has closed.

Chairman Pete Starkus asked if Howlett Lumber is in the Village District. Planning Director Alan Gordon stated no, Mr. Howlett declined to be added when the zoning revision was proposed.

Planning Director Alan Gordon stated Mr. Russell Jennings has asked to get on the Planning Board agenda regarding Sunset City project noise mitigation design. Mr. Gordon stated he asked Town Counsel because of the litigation with a Town Board pertaining to the project. Town Counsel confirmed the applicant may be on the agenda for discussion pertaining only to the specifics of the noise design items listed in Mr. Jennings meeting request letter.

Planning Director Alan Gordon stated this will not be a public hearing, only Planning Board discussion.

Planning Director Alan Gordon reminded the Board that if anyone would like to attend any of the upcoming fall evening planning workshops scheduled by the Mass. Citizen Planner Training Collaboration to let us know. The information is enclosed in the packets. The workshops are held in different locations around the state.

Planning Director Alan Gordon updated the Board on the Southbridge Savings Bank Small Business Seminar he attended in September 28th.

Mr. Rich Cayer also attended the seminar as an EDC Member.

Mr. Gordon stated he has spoken to a few different Village District property owners, and they are planning on moving forward on pre-application design efforts for their properties.

Planning Director Alan Gordon stated he has corresponded with Mr. Bruce Forrestall on the Route 20 solar array in regards to the over-grown weed issue. Mr. Forrestall assured him that this will be taken care of. Mr. Forrestall stated he was unaware of this issue.

Minutes:**July 13, 2016**

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

August 10, 2016

Member Pete Boria made a motion approve the August 10, 2016 minutes as presented. Member Ross Lemansky seconded the motion. All members were in favor.

September 7, 2016

Member Pete Boria made a motion to approve the September 7, 2016 minutes as presented. Member Patricia Rydlak seconded the motion. All members were in favor.

Adjourn/Enter Executive Session:

Member Ross Lemansky made a motion to adjourn and enter into executive session at 8:10 PM. Member Pete Boria seconded the motion. All members were in favor.

Motion to adjourn at 8:10 PM.

The Board will not re-convene in open session.

Roll call to enter Executive Session

Patricia Rydlak-Yes

Ross Lemansky-Yes

Pete Boria-Yes

Pete Starkus-Yes