

**Planning Board Meeting Minutes**  
**June 7, 2017**

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Jean Vincent, Ross Lemansky, 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 and payroll.**

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

Member Pete Starkus made a motion to approve payment for payroll. Member Jean Vincent seconded the motion. All members were in favor.

Chairman Pete Starkus reviewed mail and correspondences.

Mr. Starkus stated Casella is having Recycle Day for Charlton residence on June 24, 2017 from 9:00 am to 1:00 pm at the Southbridge Landfill.

**Approval-Not-Required**

**H. Putnam Road**

Member Pete Boria made a motion to approve the ANR on H. Putnam Road for the Roman Catholic Bishop of Worcester/St. Joseph's Church for a lot adjustment which conveys 571s.f of property to abutter Mr. Roger Bond. Member Jean Vincent seconded the motion. All members were in favor.

**Hammond Woods Subdivision Discussion**

Planning Director Alan Gordon discussed the Hammond Woods Subdivision with the Board. Planning Director Alan Gordon explained at this point of the subdivision project, the roadway completion needs to be addressed with only 3 building lots left in the subdivision.

Member Ross Lemansky made a motion to send the applicant Mr. Tim Reardon a letter stating field completion needs to be addressed with Graves Engineering, Inc. Member Pete Boria seconded the motion. All members were in favor.

**7:15 pm. Rockaway Realty Trust-Definitive Subdivision Plan Application-  
Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Planning Director Alan Gordon read a comment letter from Curt Meskus stating LED lights are required for street lights.

Planning Director Alan Gordon read a comment letter from the Fire Chief stating a fire cistern is required.

Engineer Jason Dubois stated there are 16-Units proposed, with two-single family units. There is existing sewer, and multiple wells proposed.

Planning Director Alan Gordon reviewed the Graves Engineering, Inc. report dated 6-6-17, with 37 comments.

Chairman Pete Starkus stated that the applicant should check with the post office on proposed mailboxes and where the locations should be designed.

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

Abutter Rich Menard of 82 City Depot Road asked how far up Route 31 is the entrance to the site plan. Mr. Dubois stated 503 feet from the roadway is the farthest one.

Abutter Norma Stanley has concern for her well. Planning Director Alan Gordon stated wells are issues of the Board of Health.

Engineer Mr. Dubois stated they have not determined the locations of the wells yet.

Abutter Ellen Thidodeau asked where the water is for fire cistern. Engineer Jason Dubois stated he is working this out with the Fire Chief.

Abutter Barbara Ditranato asked if there were any septic systems designed.

Engineer Jason Dubois stated no, they are proposing public use for septic design.

Member Ross Lemansky made a motion to continue the public hearing to July 12, 2017. Member Pete Boria seconded the motion. All members were in favor.

**7:30 pm. Otis Land Management, LLC Site Plan Application –  
Public Hearing (Continued)**

Member Pete Boria made a motion to continue the public hearing to July 12, 2017. Member Patricia Rydlak seconded the motion. All members were in favor.

**Planning Board Administration:  
Sunset City Site Plan Revised Stormwater Management  
Drainage /Field Competition:**

Member Pete Boria recused himself.

Present for the drainage discussion was Mr. Russ Jennings and Project Director Amber Howard.

Member Ross Lemansky made a motion to recommend that Graves Engineering, review the drainage field adjustment. Member Patricia Rydlak seconded the motion. All members were in favor. Member Pete Boria abstained.

**PowerSecure Solar-Snake Hill Road Solar Site Plan Field Completion  
Nexamp-Two (2) Landscaping Performance Guarantees  
Griffin Road Solar Array**

Member Ross Lemansky made a motion to approve the Griffin Road solar array landscaping performance guarantee in the amount of \$24,582. Member Patricia Rydlak seconded the motion. All members were in favor. Member Pete Boria recused himself.

**Sampson Road Solar Array**

Member Patricia Rydlak made a motion to approve the Sampson Road solar array landscaping performance guarantee in the amount of \$21,522. Member Ross Lemansky seconded the motion. All members were in favor. Member Pete Boria recused himself.

**Graves Engineering, Inc. Annual Peer review Contract**

Member Ross Lemansky made a motion to accept and sign the annual Graves Engineering, Inc. Planning Board contract. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Jean Vincent made a motion to adjourn. Member Pete Boria seconded the motion. All members were in favor.

**Motion to adjourn at 8:25 PM.**

