

Planning Board Meeting Minutes
July 12, 2017

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Jean Vincent, Ross Lemansky, Pete Boria

Staff: Planning Director Alan Gordon

Not Present: Alycia Dzik, Administrative Assistant Jayne Garney

Chairman Pete Starkus opened the meeting at 7:00 PM.

Mr. Starkus reviewed bills and payroll.

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

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

Chairman Pete Starkus reviewed mail and correspondences.

Central Mass Regional Planning Board Annual Planning Board Delegate for FY 2018

Member Pete Boria made a motion to approve Jean Vincent as the CMRPC (Central Mass Regional Planning Commission) Planning Board Delegate for FY18. Member Ross Lemansky seconded the motion. All members were in favor. Member Jean Vincent abstained.

Summer Planning Board Meeting Schedule

Planning Director Alan Gordon stated to the Board that with several new planning board site plan submittals, the Board will need to add another meeting in August. All members agreed with adding an extra Planning Board meeting on August 23rd.

Verizon Wireless Surety Bond Release

Planning Director Alan Gordon stated he received an email from Verizon Wireless on an old 2000 surety bond on a cell tower.

Member Ross Lemansky made a motion to release the Wells Fargo surety bond in the amount of \$10,000. Member Pete Starkus seconded the motion. All members were in favor.

7:15 pm. Gunter, LLC Reduced Frontage & Common Driveway Special Permit Application (Carroll Hill Road)Public Hearing

Chairman Pete Starkus read the public hearing notice.

Planning Director Alan Gordon stated under State and Local Zoning Laws a reduced frontage lot is allowed with five (5) plus acres, and at least 50 feet of frontage.

He stated the applicant could be putting up a lot more houses if he submitted a conventional or flexible subdivision.

Mr. Gordon stated Mr. Colin Novick from the Worcester Greater Land Trust is present to review any questions about the Mid-State Trail that goes through the Gunter Estates Subdivision.

Engineer Frank Bicchieri from Bertin Engineering was present. He stated the proposed Gunter, LLC reduced frontage lot special permit and common driveway is on 26 ½ acres off of Carroll Hill Road.

He stated the closest abutter is 900 feet.

Member Jean Vincent asked how long the proposed driveway is. Mr. Bicchieri stated it is within the length requirement.

Member Pete Boria asked Mr. Bicchieri where the mid-state trail is located on the plan. Mr. Bicchieri pointed to where it is located.

Member Pete Boria asked if the Registry of Deeds gets a copy of the shared driveway document. Mr. Bicchieri stated yes.

Planning Director Alan Gordon stated the Provisional Police Chief Dan Charette stated in a letter he has no concerns, and the Fire Chief Charles Cloutier stated he would like to receive more information available as reviewed regarding driveway design.

Planning Director Alan Gordon stated the Graves Engineering, Inc. peer review has only 10 comments.

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

Abutter Chris Kelly of 101 Carroll Hill Road stated his concern is lots being cleared out. He stated he likes the serenity of Charlton.

Engineer Mr. Bicchieri stated that 3.2 acres will be cleared of the 4 lots, with 22 acres remaining untouched. He stated the property is steep, so the lots will not have much property for a backyard.

Abutter Bob Foster of 98 Carroll Hill Road has concern on water quality because right behind the Cross Fit building was a junk yard in the past.

Mr. Bicchieri stated wells have not been tested yet, but this is a Board of Health issue.

Member Pete Boria made a motion to continue the public hearing to August 9, 2017. Member Jean Vincent seconded the motion. All members were in favor.

Ms. Amy Stanley interrupted the public hearing and asked if the Board received her email today.

Planning Director Alan Gordon stated yes, but we will be discussing this during the proper agenda item.

7:30 pm. Rockaway Realty Trust Definitive Subdivision Plan Application Public Hearing-Continued

Member Patricia Rydlak made a motion to continue the Rockaway Realty, LLC Definitive Subdivision Plan Public Hearing to August 9, 2017. Member Jean Vincent seconded the motion. All members were in favor.

7:40 pm. Borrego Solar Systems, Inc. Site Plan Application Public Hearing-Continued (Horne Homestead Road)

Planning Director Alan Gordon reviewed the Graves Engineering, Inc. peer review with 34 original items, with 9 items remaining.

Mr. Albrecht from Borrego Solar stated the proposed commercial ground mounted solar array is for 1.9 Megawatt field array on approximately 8 acres off Horne Homestead Road owned by Gunter, LLC. The total parcel is 75 acres.

There were no comments from the Board.

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

Abutter Mary Munger of 19 Horne Homestead Road stated she is not at the hearing opposed. She has concern with a possible fire that would destroy her crops. Planning Director Alan Gordon stated the Fire Department reviews all plans.

Ms. Munger asked if the utility poles can go underground. Mr. Albrecht stated no.

Ms. Munger stated she also has concern with the noise levels that the animals will hear from the solar array. Noise Consultant from HMMH stated there will be no noise levels from the solar arrays.

Ms. Munger stated to the Board that she thought her property would be getting electricity from the proposed solar array. Mr. Albrecht stated no, you will remain with the electric company you currently have.

Member Pete Boria made a motion to continue the public hearing to August 23, 2017. Member Ross Lemansky seconded the motion. All members were in favor.

**7:55 pm. Otis Land Management, LLC Site Plan Application –
Public Hearing (Continued)**

Member Ross Lemansky made a motion to continue the Otis Land Management, LLC site plan application to September 6, 2017. Member Pete Boria 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.

Planning Director Alan Gordon stated that he would like to comment on the 7-12-17 email he received from Amy Stanley stating her concern on the project. She requested a multi-department meeting to discuss her dissatisfaction with the project.

Mr. Gordon stated in his 35 years of planning, he has never been so personally offended by negative remarks made regarding himself and the Board. Alan Gordon also stated there are remarks in the email and accusations on quality of handling and mishandling that are offensive and false.

The Board all agreed that the request for a multi-Board hearing is no, a venting session is not needed. They stated this has been a very detailed proper review process. Mr. Gordon stated everything has been handled following State Zoning Laws.

Chairman Pete Starkus thanked everyone for their comments. Mr. Starkus stated the Planning Board has followed proper procedure. Mr. Starkus asked the Board to read Amy's email.

Member Patricia Rydlak stated she has only heard positive remarks about the Board's handling of the site plan for this project.

Project Director Amber Howard updated the Board on field completion items that remain. She reviewed the remaining field items and the timing schedule of each item. She stated 1 week on clearing trees, one week on stumping and top soil, hauling in lots of fill, completing wet-land area, pipes installed, rough grade and fill, completing bio-retention area, installing boulder retaining wall, driveway and swales, fencing, guardrails, loom and seeding, driveway entrance pavements, and 5 days to schedule inspection.

Planning Director Alan Gordon stated Graves Engineering, Inc. stated the remaining items should get done in 4 weeks.

The Board reviewed the Graves Engineering, Inc. peer review with the Board.

Treehouse Brewing Company Special Permit As-Built Plan Review & Approval

Member Ross Lemansky made a motion to approve the Tree House Brewery As-Built. Member Jean Vincent seconded the motion. All members were in favor.

Garmone-Vincent Reduced Frontage Special Permit Annual Extension Request

Member Patricia Rydlak made a motion to approve the one-year approval extension request to 7-22-2018.

Member Ross Lemansky seconded the motion. All members were in favor. Member Jean Vincent abstained.

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

Motion to adjourn at 9:45 PM.