

**Planning Board Meeting Minutes**  
**September 6, 2017**

Present: Chairman Pete Starkus

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

Staff: Planning Director Alan Gordon

Not Present: Alycia Dzik

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 vouchers for payroll. Member Pete Boria seconded the motion. All members were in favor.

Chairman Pete Starkus reviewed mail and correspondences.

**Boucher Zone Change- Fall Town Meeting Warrant Discussion**

Engineer Frank Bicchieri stated the proposed zone change is for the Boucher's property, rezoning the approximately 13.6-acre northerly portion of the 30-acre property from BEP (Business Enterprise Park) to R-40 (Residential) located off of Carroll Hill Road. Assessors Map 36-B-2.5

The Board discussed the zone change, with all members in favor of the Planning Board submitting the zone change for the fall town meeting on behalf of Mrs. Boucher.

Member Pete Boria made a motion for the Planning Board to represent the zone change for the applicant Mrs. Boucher. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Director Alan Gordon stated the public hearing for the proposed zone change will be scheduled on October 4, 2017, and placed on the fall town meeting warrant for town approval on October 16, 2017.

**MassDOT Sidewalk Grant**

Planning Director Alan Gordon stated the grant is in the amount of \$10,900 for CMRPC Consulting Assistance.

Planning Director Alan Gordon stated the next step will be the sidewalk actual design prepared by Graves Engineering, Inc. Highway Superintendent Gerry Foskett will be assisting Mr. Andrade with any questions regarding the sidewalk locations.

Member Pete Boria made a motion for Chairman Pete Starkus to sign the grant contract and any other forms required for the grant. Member Ross Lemansky seconded the motion. All members were in favor.

**7:15 pm. Concrete Quick, LLC Site plan Revision-17 Griffin Road****Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Engineer Frank Bicchieri of Bertin Engineering, Inc. was present to review the Concrete Quick, LLC site plan to amend a previously approved special permit to add a 100-foot by 100-foot contractor space for the purpose of storing materials for the mixing of concrete at an existing industrial mixed-use processing facility located at 17 Griffin Road. The zone is zoned Industrial-Zoning (IG).

Planning Director Alan Gordon stated the original site plan was approved 1-2010 for applicant Mr. Larry McKissick.

Applicant Mr. Ames explained he makes concrete on-site with his 8-cubic yard truck. The silo is proposed in height of 31 feet for storage of components used for mixing for cement use.

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

Member Pete Boria made a motion to approve the Special Permit amendment application to add a 100-foot by 100-foot container space for the purpose of storing

material for mixing of concrete . Member Ross Lemansky seconded the motion. All members were in favor.

### **ANR-Carroll Hill Road-Gunter, LLC**

Member Pete Boria made a motion to swap out the old approved ANR for the new one. Member Ross Lemansky seconded the motion. All members were in favor.

The Board discussed the recent Route 20 traffic increase in the vicinity of the driveway entrance of the Treehouse Brewing Company. Several Board members discussed the traffic issues and several accidents at the vicinity in front of the entrance at the Tree House Brewery.

The Planning Board discussed adding a signage identifying the approach of the Treehouse Brewing Company. The Planning Board request that Mass DOT consider any appropriate infrastructure to manage safe vehicle turning. All members were in favor of sending a letter requesting signage.

### **Charlton Housing Authority Project**

Member Jean Vincent stated that her Board at the Charlton Housing Authority voted to not go forward with the proposed Senior Living Housing Authority Project.

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

**Motion to adjourn at 7:55 PM.**