

Planning Board Meeting Minutes
January 4, 2023

Present: Chair Ross Lemansky

Members: Jean Vincent, John Smith, Don Clay, Bill Fontaine

Zoom: Associate Member Alycia Dzik

Staff Members: Planning Director Randy Benson, Administrative Assistant Jayne Garney

Chair Ross Lemansky called the meeting to order at 7:00 p.m.

7:00 p.m. Public Hearing-Pawdcast, LLC-90 Day Special Permit Probation-Discuss any issues with the Doggie Day Care Located at 187 Little Muggett Road
Applicant Anthony Aldonis was present.

Planning Director Randy Benson stated Condition #3 of the approved Doggie Day Care Special Permit stated the applicant was required to have a public hearing after 90 days to determine if the restriction of 15 dogs per day should be increased, decreased or stay the same based on noise complaints from the abutters, and/or the Animal Control Officer.

Mr. Benson stated he contacted the dog officer, and she also stated there have not been any issues reported in the last 90 days.

Animal Control Officer Emily Sears stated the applicant has been very cooperative. She stated she has done a kennel inspection, and the facility is very clean. She stated there were nine dogs present at the time of the inspection.

Chair Ross Lemansky asked if anyone would like to speak.

Member John Smith asked Mr. Aldonis if he is currently living at 187 Little Muggett Road. Mr. Aldonis stated yes.

Abutter Ken Kozark of 79 Little Muggett Drive stated there was no previous dog business at 187 Little Muggett Road. The previous residents were Mr. Adonis's Grandparents and they had their own personal dogs.

Mr. Kozark stated currently he has noticed 5-6 dogs, but they are kept in the house most of the time.

Abutter Mr. Kozark stated there are several neighbors with failing health issues, and they do not need to hear barking dogs. He stated he supports the business, but not in a residential environment.

Mr. Aldonis stated he offers a shuttle service which helps with any traffic issues at the times of drop-offs and pickups of the dogs. He stated he has scheduled times when he lets the dogs out. He stated he has recently hired someone, and that helps with scheduling letting the dogs in and out.

Discussion ensued, and the abutters did not support having a doggie day care in their neighborhood. All the neighbors stated they do not want to hear barking, and the business should not be in a residential neighborhood.

Member Don Clay stated he feels the neighbors have pleaded to the Board on this. Mr. Clay stated he drove by the neighborhood, and there are 29 houses near the proposed site plan. There is only parking for 3 cars. Mr. Clay stated he feels this is not the right location for this, therefore he does not support this.

Member Bill Fontaine made a motion to close the public hearing. Member Don Clay seconded the motion. All members were in favor.

Chair Ross Lemansky stated the number of dogs allowed is the discussion.

Member Bill Fontaine stated he has not heard one comment on support, therefore he is not supporting.

Member John Smith thanked all the neighbors for their comments.

Associate Member Alycia Dzik stated don't stop the business, reduce the number of dogs.

Member Bill Fontaine stated the probation period showed the neighbors had a problem with the business.

Member Bill Fontaine made a motion to adjust the Special Permit to zero (0) dogs to be held at business, and no commercial dogs located at 187 Little Muggett Road. Member Don Clay seconded the motion.

Discussion: Member Don Clay stated the doggie daycare is disruptive. Member John Smith stated summer time would be worse.

Vote: Jean Vincent-aye, Bill Fontaine-aye, Don Clay-aye, John Smith-aye, Ross Lemansky-no. Vote 4-1, Motion approved to change the amount of dogs allowed to zero (0) dogs for the doggie daycare and zero (0) dogs for the boarding operation.

8:10 p.m. Public Hearing-The Barton Center For Diabetes Education, Inc.-Camp Joslin Facility Site Plan Modification-150 Richardson Corner Road

Planning Director Randy Benson stated Graves Engineering, Inc. has requested to open Camp Joslin Facility Site Plan Modification Public Hearing on February 1, 2023.

8:12 p.m. Iris Jennings-M.G.L. Chapter 61A Release Request-Brookfield Road

Member John Smith made a motion that the Planning Board has no objection to the Town of Charlton choosing not to exercise the right of first refusal for the property located at Brookfield Road from Iris Jennings. Member Jean Vincent seconded the motion. All members were in favor.

8:15 p.m. St. Mary's Way Subdivision Covenant Release Request-Stafford Street

Planning Director Randy Benson stated the applicant needs the 3-lots released to apply for any future building permits.
Member Alycia Dzik made a motion to release the covenant for St. Mary's Way Subdivision. Member Bill Fontaine seconded the motion. All members were in favor.

8:20 p.m. Charlton Developer, LLC-241 Sturbridge Road Site Plan/Special Permit Annual Approval Extension Request

Planning Director Randy Benson stated the Planning Board has not received a request in writing from Charlton Developer, LLC for an approval extension. The 241 Sturbridge Road Site Plan/Special Permit will be scheduled on the next agenda when the request letter is submitted.

8:22 p.m. Appoint Central Mass Regional Planning Commission (CMRPC) Delegate FY2023

Member Don Clay made a motion to reappoint Member Jean Vincent as the CMRPC Delegate for the Planning Board. Member Bill Fontaine seconded the motion. All members were in favor.

8:25 p.m. Discussion with Floodplain Management Specialist Nadia Madden on Zoning By-Law update to comply with FEMA Flood Plain

Present on zoom was Floodplain Management Specialist Nadia Madden.

The Board reviewed the Zoning By-Law Section 200-2.2 Floodplain with Nadia Madden.

Planning Director Randy Benson stated he reviewed the changes and agrees with them. Mr. Benson stated we are still waiting for the FEMA maps.

Planning Director Randy Benson stated a Public Hearing is required. The Board will schedule the hearing in March. The new Floodplain By-Laws will be in effect June 2023.

8:30 p.m. Approval-Not-Required:

KLSP Potter Village Road Irr. Trust Potter Village Road

Member Don Clay made a motion to approve the Potter Village Road ANR to create 1-Lot. Member Bill Fontaine seconded the motion. All members were in favor.

Quickly Way Construction, LLC-Berry Corner Road

Member Don Clay made a motion to approve the Berry Corner Road ANR to create 1-Lot. Member Jean Vincent seconded the motion. All members were in favor.5

8:35 p.m. Public Hearing-(Continued) RESCIND-ZP Battery DevCo, LLC-Porter Way Definitive Subdivision Plan-325 Worcester Road (Route 20)

Member John Smith made a motion to rescind the Porter Way Definitive Subdivision Plan. Member Bill Fontaine seconded the motion. All members were in favor.

8:40 p.m. Public Hearing-(Continued) ZP Battery DevCo, LLC-RESCIND Special Permit Application to construct an Energy Storage System (ESS) (aka: Porter Way) -325 Worcester Road

Planning Director Randy Benson stated ZP Battery DevCo. has requested that the Planning Board review the subdivision plans first, and then they will be submitting the Special Permits after the subdivisions are approved.

Member John Smith made a motion to rescind the ZP Battery DevCo, LLC Special Permit application to construct an Energy Storage System (ESS) at 325 Worcester Road. Member Bill Fontaine seconded the motion. All members were in favor.

8:42 p.m. Public Hearing-(Continued)ZP Battery DevCo, LLC-Larry's Way
Definitive Subdivision Plan-Sturbridge Road/Griffin Road

Member John Smith made a motion to continue the public hearing until 1/18/2023.
Member Bill Fontaine seconded the motion. All members were in favor.

8:45 p.m. Public Hearing-ZP Battery DevCo, LLC-Special Permit Application-to
Construct 3 Energy Storage Systems(ESS) (aka: Larry's Way)
Located off Griffin Road

Member John Smith made a motion to continue the public hearing until 1/18/2023.
Member Bill Fontaine seconded the motion. All members were in favor.

8:50 p.m. Public Hearing-(Continued)ZP Battery DevCo, LLC-Incom Way
Definitive Subdivision Plan-294 Southbridge Road (Route 169)

Planning Director Randy Benson stated the applicant has asked to be continued to
January 18, 2023.

Member John Smith made a motion to continue the public hearing until 1/18/2023.
Member Bill Fontaine seconded the motion. All members were in favor.

8:55 p.m. Public Hearing-(Continued) ZP Battery DevCo, LLC-Special Permit
Application to Construct 2-Energy Storage Systems(ESS) (aka: Incom Way)
Located at 288 and 294 Southbridge Road(Route 169)

Member John Smith made a motion to continue the public hearing until 1/18/2023.
Member Bill Fontaine seconded the motion. All members were in favor.

Other Business-Unknown at time of posting

Director Randy Benson stated the Planning Board has been asked to attend the next
Government Study meeting. He stated they meet on the third Tuesdays each
month.

Chair Ross Lemansky stated he would attend the next meeting and give then an
update on the Planning Board.

Adjourn

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

Motion approved to adjourn @ 8:55 p.m.