

Planning Board Meeting Minutes
January 5, 2022

Specified information and the general guidelines for the remote participation by members of the public and/or parties with a right and/or required to attend this meeting could be found on the Town of Charlton website:

www.townofcharlton.net

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Don Clay, Bill Fontaine, Planning Board Alternate Alycia Dzik

Staff Members: Planning Director Randy Benson

Not Present: Administrative Assistant Jayne Garney

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

7:00 p.m. Public Hearing-Aspen Blue Cultivation (Four Score Holdings)

Site Plan Modification-144 Sturbridge Road

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated the applicant asked to be continued to January 19, 2022.

Abutters Patrick Benoit and Amanda Janks of 140 Sturbridge Road stated the new applicants are going against an agreement they had with the previous applicant. Ms. Janks stated the construction work is starting very early in the morning, and is waking them up.

Ms. Janks stated she has concern with parking along the fence line nearest to her house because the previous applicant stated that would not happen.

Ms. Janks has concern with the applicant cutting shrubs in her front yard to help with visibility.

Member Don Clay stated he would like to continue any conversation to the next meeting, when the applicant will be available to answer any questions.

Member Don Clay made a motion to continue the public hearing to January 19, 2022. Member Bill Fontaine seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Ross Lemansky-aye. Motion approved.

7:10 p.m. East End, LLC-166 Worcester Road (Route 20) Site Plan Field Modification

Planning Director Randy Benson stated the field modification is to only have a tree buffer on L. Stevens Road. The original approval was to have an existing fence and bushes for buffering.

Applicant Pete Boria states the existing fence needs to come down, so he will replace the bushes with evergreens. The Board reviewed the revised vegetated buffer plan dated 12/7/2021.

Member Bill Fontaine made a motion to approve the site plan field landscaping modification. Member John Smith seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Chair Ross Lemansky-aye. Motion approved.

7:15 p.m. Forever Hopeful, LLC-Site Plan Annual Approval Extension Request-16 Worcester Road (Route 20)

Planning Director Randy Benson stated the problem with this site plan going forward is there is no water at the site.

Water Sewer Commissioner Pete Boria states the water line is there, but the line is dry.

Member Don Clay stated that since the original site plan was approved in 2008, the stormwater and traffic study will need to be revised before an extension is approved.

Chair Ross Lemansky stated because of traffic on Route 20, you cannot take a left safely out of this location.

Planning Director Randy Benson stated he will have the original site plan approval out for review at the next January 19, 2022 Planning Board meeting.

7:25 p.m. Public Hearing-Edward Services, LLC-Site Plan Application-Fuel Station & Convenience Store-16 Sturbridge Road (Route 20)

Planning Director Randy Benson stated the applicant is not ready for this meeting, the public hearing will not be opened.

Member Don Clay made a motion to postpone the public hearing until January 19, 2022. Member Jean Vincent seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Ross Lemansky-aye. Motion approved to open the public hearing on January 19, 2022.

8:00 p.m. Zoning Bylaw Diagnostic Review Working Meeting

The Board will review the red-lined version of the draft zoning bylaw at the January 19, 2022 next meeting.

Member John Smith stated we need a deadline on this, so the final version is ready for the May annual Town Meeting.

Chair Ross Lemansky stated that the Route 20 corridor should be changed to allow 2-family and multi-family housing with a Special Permit from the Planning Board. All members agreed to revise the draft zoning bylaw with this revision.

Planning Director Randy Benson stated he will inform CMRPC Consultant Trevor Gabe on this revision.

8:20 p.m. Pillar, LLC-106 Carpenter Hill Road Solar Site Plan Annual Approval Extension Request (Formerly called 49 Carpenter Hill Road)

Member Jean Vincent made a motion to approve the Pillar, LLC Carpenter Hill Road annual approval extension to 1-9-2023. Member Bill Fontaine seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-abstained, Bill Fontaine-aye, Ross Lemansky-aye. Motion approved.

8:25 p.m. M.G.L. Chapter 61A Parcel Release Request- 7 & 13 Sampson Road (32-B-2.3 & 32-B-2)

Member Don Clay made a motion to recommend to the Select Board that the Planning Board has no opposition to the Town not to exercise the first right of refusal for 7 & 13 Sampson Road. Member Jean Vincent seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, Bill Fontaine-aye, John Smith-aye, Ross Lemansky. Motion approved.

8:30 p.m. Other Business-Unknown at time of posting

Planning Director Randy Benson stated the mask mandate is back in effect as of 12/29/2021 for all town public buildings.

Adjourn

Member Jean Vincent made a motion to adjourn. Member Don Clay seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Alycia Dzik-aye, Ross Lemansky-aye.

Motion approved, adjourned @ 8:30 p.m.