

Planning Board Meeting Minutes
January 17, 2024

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Bill Fontaine, Don Clay

Zoom: Patsy Rydlak

Staff Members: Planning Director Randy Benson, Adm. Asst. Jayne Garney

7:00 p.m. Public Hearing-Cayer-Site Plan/Special Permit Application to construct Multifamily Housing for 16 units at 4-units per building. The property is located on Trolley Crossing Road and Masonic Home Road.

Assessors Map 34A-A-1.8, Zoned Village District (V)

Chair Ross Lemansky read the public hearing notice.

Present for the site plan review was Engineer Jay Dubois and applicant Rich Cayer.

Engineer Jay Dubois stated the Special Permit is for 16 Multi-Family housing units; 4 units per building.

The property is 2.23 acres located on Trolley Crossing Road.

Mr. Dubois stated there is a water line on the property to hook into the public water supply.

Applicant Rich Cayer presented the Board with possible façade pictures of the proposed buildings.

Mr. Cayer stated the proposed housing units would be approximately 1500 square feet of living space, which includes two-bedroom per unit with a single car garage underneath.

The Board reviewed the waivers, and the Board members were not in favor of approving the sidewalk waiver.

Member Don Clay stated the residents will need access between the buildings with sidewalks.

Member Bill Fontaine made a motion to continue the public hearing to February 7, 2024. Member Don Clay seconded the motion. All members were in favor.

7:05 p.m. Approval-Not-Required:

Stevens Family Trust-Freeman Road

Planning Director Randy Benson stated the Board will not be reviewing the ANR for the Stevens Family Trust because the Town's Attorney has not responded to the Planning Board. The ANR will be on the February 7, 2024 agenda.

7:31 p.m. Public Hearing-(Continued) Stone Reduced Frontage Lot & Common Driveway Special Permit-Gale Road

Planning Director Randy Benson stated the applicant has requested to be continued to the February 21, 2024 agenda.

Member Don Clay made a motion to continue the public hearing until 2/21/24.

Member Bill Fontaine seconded the motion. All members were in favor.

7:35 p.m. Public Hearing-(Continued) Curtis Hill Estates, Inc.-Curtis Hill Flexible Development Subdivision-off Old Spencer Road

Engineer Amanda Cavaliere stated she and the applicant Clea Blair walked the proposed open-space with the Charlton Preservation Heritage Trust members.

The Engineer presented pictures of the two old cow tunnels. She stated they date back to 1880 and 1921.

Present for the open-space discussion was Bill and Janet Blasius to represent the Charlton Heritage Preservation Trust (CHPT)

Mr. Blair stated he will be proposing parking for the open-space.

Member Don Clay asked what would happen to the solar panels after the 20-year lease was up. Mr. Blair stated he will donate it to the Town for open-space. The Board and Mr. Blair all agreed to have this included in the subdivision decision.

Member Bill Fontaine made a motion to continue the public hearing to February 21, 2024. Member Don Clay seconded the motion. All members were in favor.

8:00 p.m. Request for approval for a decommissioning bond –Sturbridge Road Solar Farm, LLC-North Sturbridge Road Solar Facility

Discussion ensued about the decommissioning bond, and if the applicant is grand-fathered to the decision date or the current date for the new decommissioning policy of \$100,000 per megawatt.

Planning Director Randy Benson stated he will get legal advice on this.

Chair Ross Lemansky stated this will be on the February 21, 2024 agenda.

8:20 p.m. Public Hearing-Zoning Map Amendment under Chapter 40A, Section 5 to consider amending land abutting Route 20 (399 Worcester Road and 18 Oxbow Road; identified as assessors map 39-A-3 &3.1

Re-Zoning entire parcel to Community Business (CB)

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated the parcels are currently split zoned with the portions of the lots Route 20 being zoned Community Business (CB) and the portion of lots on Oxbow Road being Agricultural (A-R-60) The applicant is requesting the parcels be rezoned so the entire parcels are Community Business (CB).

Engineer Chris McClure was not present for the review. Member John Smith made a motion to continue the public hearing to February 7, 2024. Members Jean Vincent seconded the motion. All members were in favor.

9:30 p.m. Public Hearing-ESA-Proposed Zoning By-Law Amendment to add a utility scale (over 5MW) Battery Energy Storage System Overlay District

Chair Ross Lemansky read the public hearing notice.

ESA Planner Wess Schaeffer gave the Board a presentation on where he would like to propose two large scale battery storage systems. He stated the Overlay Districts proposed would located between West Charlton & Carpenter Hill Road.

Chair Ross Lemansky asked if anyone from the public had any comments.

Resident Laurie Degnan stated she wants to see a cap proposed on battery storage systems, and wants to see a decommissioning bond.

Member Don Clay made a motion to continue the public hearing to February 7, 2024. Member Bill Fontaine seconded the motion. All members were in favor.

9:50 p.m. Nextera Energy-North Sturbridge Road Solar Site Plan Field Modification

Planning Director Randy Benson stated Graves Engineering recommends approval of the field change per the 1/4/24 Graves Engineering, Inc. Peer review. Member Don Clay made a motion to approve the field change. Member John Smith seconded the motion. All members were in favor.

Minutes:

January 3, 2024

Member John Smith made a motion to approve the January 3, 2024 minutes as written. Member Don Clay seconded the motion. Members Jean Vincent and Ross Lemansky abstained because they were absent from the meeting. All members were in favor.

Other Business-Unknown at time of posting

Planning Director Randy Benson stated there has been a Multi-Family Special Permit submitted off Trolley Crossing Road. There will be a second one submitted in the near future.

Member Jean Vincent made a motion to adjourn @ 10:00 p.m. Member Bill Fontaine seconded the motion. All members were in favor.