

Planning Board Meeting Minutes
April 20, 2022

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

Present on zoom: Member John Smith

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

Not Present: Associate Member Alycia Dzik

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

7:00 p.m. Approval-Not-Required

Trolley Crossing Road

Member Bill Fontaine made a motion to approve the Trolley Crossing Road ANR. Member Don Clay seconded the motion. All members were in favor.

LARE Realty Trust-Blood Road

Member Bill Fontaine made a motion to approve the Blood Road ANR. Member Don Clay seconded the motion. All members were in favor, with Chair Ross Lemansky abstaining.

7:10 p.m. Public Hearing-Gary Jackson, LLC Site Plan Modification

Chair Ross Lemansky read the public hearing notice.

Present for the review was applicant Gary Innamorati and his Engineer Pete Lavoie from Summit Engineering & Survey, Inc.

Planning Director Randy Benson stated the site plan application is to construct a 2,975 s.f. building at 451 Worcester Road and 5 Glenmere Road.

The property at 451 Worcester Road has an existing used car dealership on it, and the property at 5 Glenmere Road has a single-family home on it. The proposed building will replace the existing building with associated site work and parking. The property is zoned Community Business (CB).

Applicant Gary Innamorati stated he is proposing to demolish the existing car dealership office building and replace it with a glass showroom and office spaces.

Mr. Innamorati stated he is currently working with MassDOT.

Engineer Pete Lavoie stated the proposed site plan is to remove the single family home, and replace it with a 2900 s.f. new building. There are 164 car spaces proposed for car sales, 16 parking spaces. He stated there are 10 proposed in the back of the building, and 6 in the front of the building. There is private well and septic on the proposed site plan.

The Board reviewed the April 11, 2022 Graves Engineering, Inc. peer review. The Board is still awaiting Fire Department's comment on the fire truck turning radius compliance with their largest apparatus.

Mr. Benson stated #29 of the Graves Engineering, Inc. peer review stated the source of the property line and detailed/topographic information needs to be documented on the plan.

The Board reviewed a letter from the Building Commissioner/ZBA Curtis Meskus. Mr. Meskus letter states the proposed project appears to use the neighboring property as part of its driveway on Worcester Road, and if there is a deed agreement with the neighbor for the use of the property. The number of parking spaces for employees and the public needs to be on the site plan, and the handicapped parking spaces must be labeled and configured for vans. The site plan's approval should be coordinated with the Conservation Commission and the Town of Charlton's General Bylaws, Section 175 Storm Water Management, and the proposed increase in the number of cars for sale will require a modification to the business license from the Board of Selectmen.

Member John Smith asked about the lighting design. Engineer Pete Lavoie stated they will be using full cut-off fixtures, there will be no lighting at property line.

Chair Ross Lemansky asked if anyone from the public would like to speak.

Abutter Karen Marcelli of 4 Glenmere Road asked what the hours of operation will be. Applicant Mr. Innamorati stated Monday through Friday 9:00am to 6:00pm, and Saturday 9:00am through 3:00 pm.

Abutter Karen Marcelli reviewed the site plan, and requested a fence because she is a direct abutter.

Applicant Gary Innamorati stated he would prefer planting arborvitaes for her buffering.

Discussion ensued, and the Board all agreed with a 6 foot white vinyl fence for abutter Karen Marcelli.

Member Bill Fontaine made a motion to continue the Jackson Motors, LLC site plan until May 4, 2022. Member Don Clay seconded the motion. All members were in favor.

Peaceful Woods Definitive Subdivision & Senior Living Special Permit Annual Extension Request-off Center Depot Road

Applicant Ms. Bonnie Berthiaume was present for the Peaceful Woods extension request.

Planning Director Randy Benson stated the subdivision still needs to comply with the current stormwater regulations.

Member Bill Fontaine made a motion to approve the Peaceful Woods Definitive Subdivision & Senior Living Special Permit annual extension request to April 20, 2023. Member Jean Vincent seconded the motion. All members were in favor, with Ross Lemansky abstaining.

8:10 p.m. Hammond Woods Flexible Subdivision Field Completion Extension-off Hammond Hill Road

Planning Director Randy Benson stated the three lights are installed and working. The street light that has been requested by the Planning Board near the entrance of the subdivision on Hammond Hill Road has not been installed.

Member Don Clay stated to have Graves Engineering, Inc. do a current peer review.

Member John Smith stated the applicant needs to contact National Grid for the street light on Hammond Hill Road.

The Board all agreed that this subdivision has been active for a long and the Board has been very patient with the applicant and the subdivision needs to be completed.

Member John Smith made a motion to hold a public hearing on June 1, 2022 to discuss a possible revoking of the tri-partite agreement. Member Don Clay seconded the motion. All members were in favor.

8:25 p.m. Public Hearing-(Continued) Amend the Charlton Zoning Bylaw by Amending the Use Table and the Definitions

CMRPC Planner Gabe Trevor was on zoom for the final Zoning By-Law diagnostic review. Resident Laurie Degnan was on zoom for the review.

Gabe Trevor reviewed the changes previously reviewed.

Member Don Clay stated the revised Zoning By-Laws needs to be circulated on the Planning Board's webpage so the public can review the revisions before the Town Meeting.

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

Member Bill Fontaine made a motion to recommend the revised Use & Intensity Regulations 200-3.2 for the May Annual Town Meeting Warrant for approval. Member Jean Vincent seconded the motion. All members were in favor.

9:55 p.m. Minutes

March 23, 2022

Member Bill Fontaine made a motion to approve the March 23, 2022 minutes as written. Member Jean Vincent seconded the motion. All members were in favor.

April 6, 2022

Member Jean Vincent made a motion to approve the April 6, 2022 minutes as written. Member Bill Fontaine seconded the motion. All members were in favor.

10:00 p.m. Executive Session/Adjourn

Member Don Clay made a motion to enter into Executive Session; M.G.L. c. 30A, Sec. 21(a) #3-to discuss strategy with respect to collective bargaining or litigation (VGG) if an open meeting may have a detrimental effect on the bargaining or litigating position for the public body, and the chair so declares and to reconvene to open session to take any action necessary related to executive session items, if needed, and to adjourn. Seconded by Jean Vincent.

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

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

Motion to adjourn @ 10:16 p.m.