

Planning Board Meeting Minutes
May 18, 2022

Present: Chair Ross Lemansky, Jean Vincent, Bill Fontaine
Zoom Presence: Members Don Clay, John Smith, 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. Reorganization of the Board

All Members agreed to continue the reorganization of the Board until the next Planning Board meeting on June 1, 2022.

7:00 p.m. Public Hearing-Flynn Reduced Frontage Lot Special Permit Application-Ramshorn Road

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated the applicant’s special permit decision had expired. The applicant is re-applying.

The special permit application is for 1-reduced frontage lot containing 8.41 acres for a single family house on Ramshorn Road (74-B-6).

Mr. Frank Lombardi, Esq. was present on behalf of the applicant Mr. Patrick Flynn, Trustee of the Hazel Realty Trust.

Chair Ross Lemansky asked if anyone would like to speak. There were no comments for the public or the Board.

Member Jean Vincent 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 re-approve the Flynn Reduced Frontage Lot Special Permit on Ramshorn Road. Member Jean Vincent seconded the motion. All members were in favor.

Associate Member Alycia Dzik was present on zoom at 7:15 p.m.

7:15 p.m. Public Hearing-(Continued) Gary Jackson, LLC Site Plan Modification
Present for the review was applicant Gary Innamorati.

Planning Director Randy Benson read an email dated April 20, 2022 from Fire Chief Edward Knopf. He stated he has no issues from the Fire Department standpoint with access with the two points of egress proposed from the Glenmere Road side, with continuous pavement around the facility.

The Board reviewed the May 18, 2022 Graves Engineering, Inc. peer review. 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.

Chair Ross Lemansky asked if the Board had any comments.
Member Don Clay has concern with having the handicapped parking proposed in the back of the building.
Applicant Gary Innamorati stated the two proposed side doors will be wheelchair accessible.

Chair Ross Lemansky asked if there were any comments from the public.
Abutter Karon Marcelli of 4 Glenmere Road stated she prefers arborvitae trees near her property.

Member Bill Fontaine made a motion to close the Gary Jackson Motors, LLC Site Plan Modification. Member Jean Vincent seconded the motion. All members were in favor.

Member Bill Fontaine made a motion to approve the Gary Jackson Motors, LLC Site Plan Modification with the conditions reviewed at the public hearing. Member Don Clay seconded the motion. All members were in favor.

7:30 p.m. Public Hearing (Continued)-Edwards Services, LLC Site Plan Application-Fuel Station & Convenience Store-16 Sturbridge Road (Route 20)
Planning Director Randy Benson stated there is a new engineer from Bertin Engineering revising the site plan, and requested a continuance.

Member Don Clay made a motion to continue the Edwards Services, LLC site plan public hearing to June 15, 2022. Member Bill Fontaine seconded the motion. All members were in favor.

7:35 p.m. Approval-Not-Required:

East End, LLC-5 L. Stevens Road

Member Jean Vincent made a motion to approve the 5 L. Stevens Road ANR. To create 1-buildable lot. Member John Smith seconded the motion. All members were in favor.

7:40 p.m. ZP Battery Dev Co, LLC-Acceptance of Larry's Way Preliminary Subdivision Plan-Sturbridge Road/Griffin Road

Planning Director stated all three of the proposed preliminary subdivisions are designed as Private Roadways.

Planning Director Randy Benson stated the applicant is requesting several waivers from the Subdivision Regulations.

Planning Director Randy Benson stated the preliminary subdivision plan is proposed off a State Highway, and this will require MassDOT Approval.

All members were in favor of Graves Engineering, Inc. reviewing all three of the Preliminary plans for peer review.

Planning Director Randy Benson stated he will contact the applicant and request peer review funding to set up escrow accounts.

Member Don Clay made a motion to accept the Larry's Way Preliminary Subdivision Plan for consideration with no determination until Graves Engineering, Inc. peer review is completed.

There will be no discussion on waivers until the Graves Engineering, Inc. peer review is complete. Member Bill Fontaine seconded the motion. All members were in favor.

7:50 p.m. ZP Battery Dev Co, LLC-Acceptance of Preliminary Subdivision Plan-Incom, Inc-294 Southbridge Road (Route 169)

Member Don Clay made a motion to accept the Preliminary Subdivision Plan located at Incom, Inc. at 294 Southbridge Road for consideration with no determination until Graves Engineering, Inc. Peer Review is completed.

The preliminary plans submitted needs an escrow account set up for Graves Engineering, Inc. peer review. There will be no discussion on waivers until the

Graves Engineering, Inc. peer review is complete. Member Bill Fontaine seconded the motion. All members were in favor.

7:55 p.m. ZP Battery Dev Co, LLC-Acceptance of Porter's Way Preliminary Subdivision Plan-325 Worcester Road

Member Don Clay made a motion to accept the Porter's Way Preliminary Subdivision Plan for consideration with no determination until Graves Engineering, Inc. peer review is complete.

The preliminary plans submitted needs an escrow account set up for Graves Engineering, Inc. peer review. There will be no discussion on waivers until the Graves Engineering, Inc. peer review is completed. Member Bill Fontaine seconded the motion. All members were in favor.

Adjourn

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

Motion approved to adjourn @ 8:00 p.m.