

Planning Board Meeting Minutes
June 15, 2022

Present: Chair Ross Lemansky, Jean Vincent, John Smith

Zoom Presence: Member Don Clay

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

Not Present: Member Bill Fontaine, Associate Member Alycia Dzik

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

7:00 p.m. Public Hearing-GSMP-Realty Trust-Site Plan Application-Worcester Road (26-D-14)

Chair Ross Lemansky recused himself from the public hearing.

Member Jean Vincent made a motion for John Smith to Chair the public hearing. Member Don Clay seconded the motion. All members were in favor.

John Smith read the public hearing notice.

Engineer Jason Dubois stated the proposed site plan is to construct a 5,000 s.f. building on Worcester Road. The proposed building is 100x50 feet with 16 proposed parking spaces. The building will be connected to public water and sewer. The Zone is Community Business. (CB). He stated there is currently no tenant proposed.

The site plan has been filed with the Conservation Commission.

There were no questions from the Planning Board or the public.

Mr. Dubois stated he is still waiting on Graves Engineering, Inc. peer review.

Member John Smith made a motion to continue the GSMP Realty Trust Site Plan Application to July 13, 2022. Member Jean Vincent seconded the motion. All members were in favor. Chair Ross Lemansky abstained.

7:10 p.m. Public Hearing (Continued)-Hammond Woods Flexible Subdivision-off Hammond Hill Road-Discussion of revoking the Tri-Partite Agreement to complete the outstanding field items remaining.

Applicant Tim Reardon was present.

Mr. Reardon stated the last field completion item is the street light location at the entrance of the Hammond Woods Subdivision.

Planning Director Randy Benson stated he had a site visit on June 9th with the Mr. Reardon, Charlton Heritage Preservation Trust President Lisa Westwell and Graves Engineering, Inc. Engineer Mr. Mike Andrade.

Planning Director Randy Benson stated there are no standards for street lights in the subdivision regulations. The Subdivision Regulations state all new street lighting standards approved by the Planning Board shall be installed at each intersection including cul-de-sac and/or ways. Street lighting will be consistent with the neighborhood and surroundings and the safety of the traveling public. The subdivider will be responsible for all trenching, backfilling and paving in connection with the installation of all necessary cables for street lighting. The developer will be required to provide at his expense, underground conduits for police and fire communications.

Planning Director Randy Benson stated at the June 9 site visit, Mr. Andrade reviewed the entrance and stated the street light's best location would be on the existing pole near the exit of the subdivision on Hammond Hill Road, if the Board does not want to require a new pole on the other side of the entrance driveway.

Discussion ensued, and the Planning Board all agreed that street light should be installed across the street from the entrance to the Hammond Woods Subdivision on the existing pole at 12 Hammond Hill Road.

Chair Ross Lemansky stated he will contact the resident at 12 Hammond Hill Road and ask their opinion on having a street light right in front of their house.

Member Don Clay made a motion to continue the public hearing until July 13, 2022. Member Jean Vincent 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 the applicant has requested a continuance to July 13, 2022.

Member Jean Vincent made a motion to approve a continuance to July 13, 2022. Member Don Clay seconded the motion. All members were in favor.

Gibbons Reduced Frontage Lot Special Permit Annual Extension Request-North Sturbridge Road (Formerly Nylin Reduced Frontage Lot)

Member Jean Vincent made a motion to approve the Gibbons Reduced Frontage Lot Special Permit Annual Extension request to July 17, 2023. Member John Smith seconded the motion. All members were in favor.

7:35 p.m. Minutes

June 1, 2022

Member Jean Vincent made a motion to approve the June 1, 2022 minutes as written. Member John Smith seconded the motion. All members were in favor, with Don Clay abstaining. Motion approved.

Other Business-Unknown at time of posting

Chair Ross Lemansky stated there is an issue with the Amazon traffic using the Capen Hill Nature Sanctuary entrance, and not using their Route 20 entrance. Planning Director Randy Benson stated he will contact the Amazon site manager on this issue.

7:45 p.m. Executive Session

Member John Smith 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. Member Jean Vincent seconded the motion.

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

Adjourn

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

Motion approved to adjourn @ 9:00 p.m.