

**Planning Board Meeting Minutes**  
**July 13, 2022**

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

Zoom Presence: 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. Public Hearing-(Continued) GSMP-Realty Trust-Site Plan Application-Worcester Road (26-D-14)

Planning Director Randy Benson stated the Engineer has requested a continuance.

Member Bill Fontaine made a motion to continue the GSMP Realty Trust site plan application review to August 10, 2022. Member Jean Vincent seconded the motion. All members were in favor.

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.

The Board discussed the street light location for a pole light.

Applicant Mr. Reardon suggested adding a ten (10) foot light extension to the existing pole at the exit of the Hammond Woods Subdivision.

Member Don Clay stated he wants to get the remaining field items done, and have the subdivision on the Special Fall Town Warrant for Town acceptance.

Mr. Reardon stated the tree planting cost on the Graves 6/27/2022 revised Graves Construction estimate needs to be adjusted because all the trees have been planted.

Chair Ross Lemansky stated the trees will need to be inspected by the Tree Warden.

Mr. Lemansky also stated that the sidewalk elevations need to be inspected by Graves Engineering, Inc.

Member Bill Fontaine made a motion to reduce the performance guarantee by \$85,889, from \$141,707 to a new amount of \$55,818 per Graves Engineering revised construction estimate dated June 27, 2022.

Member Don Clay made a motion to approve the Hammond Woods Flexible Subdivision extension request to August 15, 2022. Member Bill Fontaine seconded the motion. All members were in favor.

Member Bill Fontaine made a motion to continue the public hearing until August 10, 2022. Member Don Clay seconded the motion. All members were in favor.

7:15 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 to withdraw the plan without prejudice.

Member Jean Vincent made a motion to withdraw the Edwards Services, LLC Site Plan application without prejudice. Member Don Clay seconded the motion. All members were in favor.

ZP Battery DevCo, LLC-Review Incom Way Preliminary Subdivision Plan-294 Southbridge Road (Route 169)

Present for the review was ZP Battery DevCo, LLC Project Manager Tom Corbett and DC Engineering, Inc. Engineer Jason Dubois.

Chair Ross Lemansky stated the cul-de-sac is in the Incom, Inc. parking lot.

Tom Corbett stated the plan is a paper copy, and will not be built.

The Board all agreed that the subdivision plan needs to be approved as if the subdivision would possibly be build it in the future.

Planning Director Randy Benson stated to Engineer Jason Dubois to address the parking space issue at Incom due to the cul-de-sac covering a portion of the parking lot area.

All members agreed to continue the Incom Way Preliminary Subdivision Plan review to August 10, 2022.

ZP Battery DevCo, LLC-Review Larry Way Preliminary Subdivision Plan-Sturbridge Road/Griffin Road

All members agreed to continue the Larry Way Preliminary Subdivision Plan review to August 10, 2022.

ZP Battery DevCo, LLC-Review Porter Way Preliminary Subdivision Plan-325 Worcester Road

All members agreed to continue the Porter Way Preliminary Subdivision Plan review to August 10, 2022.

Planning Board Administration:

Vincent-Reduced Frontage Lot Special Permit Annual Approval Extension Request-Casey Road

Member Jean Vincent recused herself.

Member Don Clay made a motion to approve a one-year annual approval extension to 7/22/2023. Member Bill Fontaine seconded the motion. All members were in favor, with Jean Vincent abstaining.

Kaszowski-Lambs Farm Definitive Subdivision Annual Approval Extension-off Brookfield Road

Member Bill Fontaine made a motion to approve a one-year annual approval extension to 7/20/2023. Member Jean Vincent seconded the motion. All members were in favor.

J. Jill Development, LLC Rockaway Realty Trust Definitive Subdivision Annual Extension Request-off City Depot Road

Member Don Clay made a motion to approve a one-year annual approval extension to 8/23/2023. Member Jean Vincent seconded the motion. All members were in favor.

Sleepy Hollow Estates-Reduced Frontage Lot Special Permit Annual Approval Extension Request-Davidson & A.Young Road

Member Don Clay made a motion to approve a one-year annual approval extension to 7/15/2023. Member Bill Fontaine seconded the motion. All members were in favor.

Graves Engineering, Inc. Annual Consulting Contract

Planning Director Randy Benson reviewed the FY23 Graves Engineering, Inc. peer review contract with the Board.

Member Don Clay made a motion to sign the Graves Engineering, Inc. consulting contract. Member Jean Vincent seconded the motion. All members were in favor.

7:35 p.m. Minutes

June 15, 2022

Member Jean Vincent made a motion to approve the June 15, 2022 minutes as written. Don Clay seconded the motion. All members approved, with Bill Fontaine and John Smith abstaining.

Other Business-Unknown at time of posting

Planning Director Randy Benson stated he has not heard back from ADMASS 2, LLC in regards to the Green Gold Group site plan completion on paving the parking lot on Masonic Home Road.

Mr. Benson stated he will follow-up with another email and phone call with the applicant on this matter.

Adjourn

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

Motion approved to adjourn @ 8:30 p.m.