

Planning Board Meeting Minutes
August 10, 2022

Present: Acting Chair Don Clay, Jean Vincent, Bill Fontaine

Zoom: John Smith

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

Not Present: Ross Lemansky and Associate Member Alycia Dzik

Chair Ross Lemansky was absent. Member Jean Vincent made a motion to appoint Member Don Clay as Acting Chair. Member Bill Fontaine seconded the motion. All members were in favor.

Acting Chair Don Clay called the meeting to order at 7:00 p.m.

7:00 p.m. Public Hearing-Letourneau Reduced Frontage Lot Special Permit Application & Common Driveway Special Permit Application-55 Freeman Road
Don Clay read the public hearing notice.

Engineer Kevin Quinn; Quinn Engineering, Inc. and applicant Mr. Andrew Letourneau were both present for the review.

Mr. Quinn stated the Fire Department has approved the turn-around.

Member Don Clay stated he has concern with two wells on the property. The plan shows one well on the existing property, and a new well on the new property.

There were no comments from the public.

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

The Board discussed the two wells, and stated the Board of Health needs to review the well lay-out.

Member John Smith stated the easement needs to be recorded with the Registry of Deeds before a building permit is issued by the Building Inspector.

Member Bill Fontaine made a motion to approve the Special Permit/Reduced Frontage Lot with conditions discussed. Member Jean Vincent seconded the motion. All members were in favor.

7:05 p.m. Public Hearing-(Continued) GSMP-Realty Trust-Site Plan Application-Worcester Road (26-D-14)

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 approved by the Conservation Commission.

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

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

Member Jean Vincent made a motion to approve the GSMP Realty Trust Site Plan with the conditions reviewed, and MassDOT Approval. Member Bill Fontaine 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. Mr. Reardon stated he would like closure by the end of August.

Planning Director Randy Benson stated the Tree Warden Seth Lemansky has inspected the trees at Hammond Woods Subdivision. Mr. Lemansky stated six (6) trees need to be replaced.

Planning Director Randy Benson updated the Board that he has received notification from National Grid that the streetlight should be installed in two weeks.

Mr. Benson reminded Mr. Reardon that Graves Engineering, Inc. needs to review the As-Built Plans.

Member Jean Vincent made a motion to continue the public hearing until September 7, 2022. Member Bill Fontaine seconded the motion. All members were in favor.

ADMASS 2, LLC-Green Gold Group Site Plan field completion discussion on paving the parking lot location on Masonic Home Road

Applicant James McMahan was present. He stated the parking lot work had begun today, and the paving was scheduled for this Thursday.

Member Jean Vincent made a motion to continue the discussion to the next Planning Board meeting on September 7, 2022. Member Bill Fontaine seconded the motion. All members were in favor.

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

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

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

The Board reviewed all three Preliminary Subdivision Plans, and will be awaiting the Definitive Subdivision Plans submittals to review.

White Development-Rescind Tucker Farm Subdivision Plan-Smith Road

Planning Director Randy Benson stated the applicant White Development has not given the Planning Board a request in writing to rescind the plan. White Development wishes to keep the subdivision plan and the new proposed special permit for 4 reduced frontage lots and one-conforming Approval-Not-Required Plan both active until the applicant has a buyer for one of the approved plans.

Planning Director Randy Benson stated he would like legal guidance on this. Member Jean Vincent made a motion to table the discussion. Member Bill Fontaine seconded the motion. All members were in favor.

Public Hearing-White Development Corp-Four (4) Reduced Frontage Lots Special Permit and One (1) Conforming Approval-Not-Required Lot

Don Clay read the public hearing notice.

Member John Smith abstained.

Attorney Mark Donahue; Fletcher & Tilton, PC stated the subdivision was originally approved for 23 house lots. The new proposed plan is for only 5 house lots.

Abutter Cynthia Pendleton of 81 Smith Road asked if the frontage is proposed on Smith Road. Attorney Donahue stated yes.

Ms. Pendleton asked if the proposed subdivision will be further developed.

Attorney Donahue stated no.

Member Bill Fontaine made a motion to continue the public hearing until September 7, 2022. Member Jean Vincent seconded the motion. All members were in favor. Member John Smith abstained.

8:40 p.m. Informal Discussion with Michael Suprenant on Work Force Housing

Mr. Suprenant was present to discuss a concept plan called Trolley Park. The proposed location is off Gillespie Road.

Mr. Suprenant stated he is proposing 45-condminiums, with 20% being affordable. He stated homes will be manufactured to HUD code standards. He stated in addition to conventional funding, income quailed buyers will be eligible for a Freddie Mac Advantage Mortgage, Fannie Mae Choice Mortgage, a VA Loan, or financing through Mass. Housing.

9:00 p.m. Approval-Not-Required:

Property Solutions Real Estate and Constructing, Inc.-T. Hall Road

Member Bill Fontaine made a motion to approve the T. Hall Road ANR to create two lots. Member Jean Vincent seconded the motion. All members were in favor.

Minutes:

July 13, 2022

Member Jean Vincent made a motion to approve the July 13, 2022 minutes as written. Member Bill Fontaine seconded the motion. All members were in favor. Motion approved.

9:10 p.m. Executive Session

Member Jean Vincent 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 Bill Fontaine seconded the motion.

Roll call: Jean Vincent-aye, Bill Fontaine-aye, John Smith-aye, Don Clay-aye. Motion approved.

Adjourn

Member Jean Vincent made a motion to adjourn. Member Bill Fontaine seconded the motion. All members were in favor. Motion approved to adjourn @ 9:50 p.m.