

REMOTE Planning Board Meeting Minutes
September 15, 2021

Specified information and the general guidelines for the remote participation by members of the public and/or parties with a right and/or required to attend this meeting could be found on the Town of Charlton website:

www.townofcharlton.net

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Don Clay, Bill Fontaine, Planning Board Alternate Alycia Dzik

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

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

Approval-Not-Required

Casey/White-McIntyre Road

Member Jean Vincent made a motion to approve the ANR. Member John Smith seconded the motion.

Roll Call Vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine aye, Ross Lemansky-aye. Motion Approved

7:00 p.m. T. Reardon Builders-Completion Deadline on remaining field items at Hammond Hill Woods Flexible Subdivision-Hyde Road/Downey Lane

Applicant Mr. Tim Reardon was present to discuss the Hammond Woods Subdivision remaining field items.

Mr. Reardon stated the lights are installed, and he is waiting National Grid for hook up.

Mr. Reardon stated there are 4 to 5 dead trees, and Lawns R Us Landscaping will be replacing them.

Member Jean Vincent made a motion to extend the Hammond Woods Flexible Subdivision approval extension to November 15, 2021 for the completion of the remaining field items. Member Don Clay second the motion.

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

7:00 p.m. Public Hearing-(Continued) Bluewater Bay Development, LLC-Site Plan Application and Special Permit for a proposed Warehouse Distribution Facility located at 53 Sturbridge Road (Route 20) and 0 Sturbridge Road (Route 169) to allow a building height of greater than 36 feet but no more than 110 feet in the Business Enterprise Park (BEP) Zone on a lot of 75 acres or more.

Planning Director Randy Benson stated the public hearing discussion is Traffic Peer Review Follow Up and Architecture

Attorney Mark Donahue questioned if Planning Board Alternate Alycia Dzik was present via zoom at the August 11, 2021 Planning Board Meeting.

In review of the recording, we could not verify her attendance at the meeting.

Planning Director Randy Benson stated Traffic is the topic this evening.

Planning Board Alternate Alycia Dzik was present on zoom at 7:25 p.m.

Traffic Consultant Jeffrey Dirk from Venasse & Assoc. Inc. stated most comments have been addressed from the August 30, 2021 Traffic Report.

Improvements include; adaptive signals in Sturbridge (Route 49) and Route 31 in Charlton; widening Route 20 to provide left and right lanes at project driveway and install a traffic signal with ATCS; provide left turn at Route 169 project driveway; annual monitoring to measure actual impacts and adjust trip reduction measures-review shift start and stop times. Annual monitoring for five years.

Mr. Dirk stated the WRTA Bus Service already travels Route 169.

Member Bill Fontaine has concern with future development with this plan. Other projects included peak traffic analysis, and weekends.

Mr. Dirk stated the numbers are checked by our Traffic Consultant.

Member Bill Fontaine stated Tree House Brewery is not included in the Traffic Study.

Conservation Agent Angela Panaccione asked if the proposed LNG Plant on Route 169 was included in the Traffic Study. Mr. Dirk stated no.

There were no comments from the public

Planning Director Randy Benson stated that the Planning Board has not heard from MassDOT yet.

Mr. Dirk stated he will include Mr. Benson in the emails from MassDOT.

Mr. Dirk suggested the monitoring of traffic being at initial occupancy, then yearly for five years.

Member Bill Fontaine has concern with traffic. He recommended the monitoring of traffic be conducted every six months for five years.

Mr. Michaud suggested monitoring traffic when traffic is elevated.

Member Jean Vincent made a motion to continue public hearing until October 13, 2021. Member John Smith seconded the motion.

Roll Call Vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Ross Lemansky-aye. Motion Approved.

October Planning Board Upcoming Meeting Schedule

The Board discussed the next Planning Board meetings in October.

All agreed to change the October meetings to October 13, 2021 and October 27, 2021.

Member Jean Vincent made a motion to change the October Planning Board meetings to October 13 and October 27. Member Don Clay seconded the motion.

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

9:04 p.m. Property Solution Real Estate & Contracting, LLC-Hammond Hill Road Common Driveway/Reduced Frontage Lot Special Permit Field Modification

Discussion on Driveway

Planning Director Randy Benson stated the Planning Board is still awaiting the Fire Departments review.

Member Jean Vincent made a motion to continue the Hammond Hill Road Common Driveway/Reduced Frontage Lot Special Permit Modification to October 13, 2021. Member John Smith seconded the motion.

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

9:06 p.m. Zoning Bylaw Diagnostic Review with CMRPC Consultant Gabe Trevor
The Board reviewed Section §200-2.1 Uses and Structures Definitions in the Zoning Bylaw with CMRPC Consultant Gabe Trevor.

8:50 p.m. Other Business-Unknown at time of posting
Tucker Farm Definitive Subdivision Mylar Signing

Member Jean Vincent made a motion to sign the Tucker Farm Definitive Subdivision Plan Mylar. Member Don Clay seconded the motion.

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

Member Jean Vincent made a motion to adjourn. Member Don Clay seconded the motion.

Roll call vote: Jean Vincent-aye, Bill Fontaine-aye, Don Clay-aye, John Smith-aye, Alycia Dzik-aye, Ross Lemansky-aye.

Motion passes, adjourn @ 10:15 p.m.