

Planning Board Meeting Minutes
January 4, 2017

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Jean Vincent, Ross Lemansky, Pete Boria

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

Chairman Pete Starkus opened the meeting at 7:00 PM.

Mr. Starkus reviewed bills and payroll.

Member Jean Vincent made a motion to approve payment for bills. Member Patricia Rydlak seconded the motion. All members were in favor.

Member Jean Vincent made a motion to approve payment for payroll. Member Pete Starkus seconded the motion. All members were in favor.

Chairman Pete Starkus reviewed mail and correspondences.

7:15 PM.- C.B. Blair Development Corp.-Reduced Frontage Special Permit Application (Haggerty Road) Public Hearing

Chairman Pete Starkus read the public hearing notice.

Applicant Mr. Clea Blair, Jr. presented the plan.

There were no comments from the public or the Board.

Member Patricia Rydlak closed the public hearing. Member Jean Vincent seconded the motion. All members were in favor.

Member Ross Lemansky made a motion to approve the C.B. Blair Corp 3-Reduced Frontage Lots on Haggerty Road with the conditions discussed. Member Pete Boria seconded the motion. All members were in favor.

Approval-Not-Required:**Haggerty Landing**

Member Ross Lemansky made a motion to approve the Haggerty Landing ANR to create 3-Lots on Haggerty Road. Member Jean Vincent seconded the motion. All Members were in favor.

Planning Director Alan Gordon stated applicant Clea Blair Jr. has requested in writing to rescind the 6-Lot Haggerty Landing Subdivision, and creating the ANR for 3-reduced frontage lots/special permits.

Rescind-Haggerty Landing Subdivision Site Plan Approval

Member Ross Lemansky made a motion to approve rescinding the Haggerty Landing Subdivision Definitive Plan. Member Pete Boria seconded the motion. All members were in favor.

N. Sturbridge Road-Stockman

Member Jean Vincent made a motion to approve the N. Sturbridge Road ANR. Member Ross Lemansky seconded the motion. All members were in favor.

7:25 PM Pucci Properties MA, Inc. Special Permit Application (Route 20)**Public Hearing**

Member Patricia Rydlak made a motion to continue the public hearing to January 18, 2017. Member Pete Boria seconded the motion. All members were in favor.

7:30 PM Otis Land Management, LLC Site Plan Application**Public Hearing-Continued**

Member Jean Vincent made a motion to continue the Otis Land Management, LLC site plan application to February 15, 2017. Member Ross Lemansky seconded the motion. All members were in favor.

Planning Board Permit Administration:**Zero Point Development-Six (6) Solar Decommissioning Plans**

The Board reviewed the decommissioning bonds as follows:

111 Brookfield Road (McDougle Property)Decommissioning amount of \$18,491

142 Brookfield Road (Mitchell Property)Decommissioning amount of \$18,513

154 Center Depot Road (Mardirosian Property)Decommissioning amount of \$19,969

N. Sturbridge Road (Array N-3) Decommissioning amount of \$29,302

N. Sturbridge Road (Array N-4) Decommissioning amount of \$30,549

N. Sturbridge Road (Array R-2) Decommissioning amount of \$17,986

Member Jean Vincent made a motion to approve the decommissioning bonds for the six (6) solar arrays. Member Patricia Rydlak seconded the motion. All members were in favor.

AT&T-J. Hammond Road Cell Tower Modification

The Board reviewed the AT&T cell tower on J. Hammond Road to add three (3) new antenna units to the existing J. Hammond Road cell tower.

Member Ross Lemansky made a motion to approve the AT&T-J. Hammond Road Cell Tower to add three (3) new antennas to the existing cell tower. Member Pete Boria seconded the motion. All members were in favor.

Sunset City motocross site plan discussion on motorcycle emission testing areas specified on the site plan approval permit.

Planning Director Alan Gordon read condition #14 of the Sunset City motocross site plan approval decision. He stated prior to issuance of a building permit, the applicant must submit to the Planning Board design and field operation details for a motorcycle noise emissions testing area to be located near the entrance to the facility with appropriately accurate instruments for conducting the required 50-foot pass-by-accelerating testing and one or more staff members trained in the appropriate use of the instruments. HMMH shall review the submitting testing area design and operation specifics and provide the Planning Board with a written recommendation for the Board to review and finalize/accept at a scheduled Planning Board meeting prior to the Board issuing a Notice-To-Proceed for building permit issuance.

Member Ross Lemansky made a motion to inform the Building Commissioner that condition #14 of the Sunset City site plan has been met, as the conditions in the approval decision have reviewed and approved by the Planning Board and the HMMH noise consultant, Chris Menge. Member Jean Vincent seconded the motion. All members were in favor.

Planning Board Discussion:

The Board discussed several site plans proposed for the near future.

Planning Director Alan Gordon passed out the current Graves Engineering, Inc. current project reference sheet dated 12/12/2016.

Planning Director Alan Gordon passed out the emails between Kleinfelder and the Town Administrator on LaMountain Water Main links for references on water main design review.

Planning Director Alan Gordon passed out the 2017 tax rate survey for reference. Mr. Gordon stated Charlton's 2017 tax rate is \$14.10.

Planning Director Alan Gordon reminded the Board on January 25, 2017 in the Senior Center, the Board is holding the Trolley Crossing Visioning workshop.

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

Motion to adjourn at 8:10 PM.