

Planning Board Meeting Minutes
March 1, 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 Patricia Rydlak made a motion to approve payment for bills. Member Patricia Pete Boria seconded the motion. All members were in favor.

Member Patricia Rydlak made a motion to approve payment for payroll. Member Pete Boria seconded the motion. All members were in favor.

Chairman Pete Starkus reviewed mail and correspondences.

Pete Starkus passed out several Graves Engineering Inc. site visit reports for the Board to review.

Chairman Pete Starkus stated the all Boards and Commission meeting is scheduled for March 7, 2017. Member Ross Lemansky stated he will be attending.

Planning Director Alan Gordon stated the 2017 Citizen Training Collaborative Spring Conference is on March 18, 2017 at Holy Cross College.

Pete Starkus stated Hazardous Waste Day is scheduled by Casella in March 25, 2017 from 9:00am to 1:00 pm.

Planning Director Alan Gordon stated the All Boards and Commissions meeting is scheduled for March 7, 2017.

CMRPC Tier 2 Scope of Services-Complete Streets Program

Member Pete Boria made a motion to forward the grant application to the Select Board Chairman Joseph Szafarowicz for his signature on the application to the Mass. DOT for the Complete Streets grant program sidewalk funding.

Member Patricia Rydlak seconded the motion. All members were in favor.

Approval-Not-Required:

Lambs Farm Estates-Ken Kaszowski

Member Ross Lemansky made a motion to approve the ANR for a lot line adjustment on Ashley Road at Lambs Pond Estates. Member Pete Boria seconded the motion. All members were in favor.

Planning Board Administrative Items:

Nichols-Otis Land Management- Site Plan Approval Annual Extension Request

Member Ross Lemansky made a motion to approve the Nichols Site Plan public hearing to April 19, 2017 for Nichols Industrial Park located on 4 Sturbridge Road. Member Pete Boria seconded the motion. All members were in favor.

Nichols Annual Site Plan Approval Extension Request

Member Patricia Rydlak made a motion to approve the one-year annual extension request to 2-19-2018 for Nichols site plan approval extension on 100 Sturbridge Road-Rt. 20. Member Pete Boria seconded the motion. All members were in favor.

**7:15 pm. Planning Board Subdivision Rules & Regulations Revision
Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Planning Director Alan Gordon passed out the Graves Engineering, Inc. report dated 1-3-17 with Graves Engineering, Inc. possible modifications and revisions recommendations to the Subdivisions Rules & Regulations Revisions.

The Board reviewed the 8 revisions, per Graves Engineering, Inc. review as follows:

1. Section 3.3.4e-Plan Vertical Datum (Definition Subdivision Plan Requirement)
2. Section 5.1.1-Required Improvements, General
3. Section 5.2.1.c-Roadway Subbase
4. Section 5.2.1.d-Roadway Gravel Subbase

5. Section 5.2.3.a-Roadways
6. Section 5.2.3.b-Temporary cul-de-sac
7. Section 5.2-Drainage System
8. Section 6-Specifications for Required Materials and Work

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

Member Pete Boria made a motion to approve the modifications and revisions to the Subdivision Rules & Regulations as presented. 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 (Continued)

Member Jean Vincent made a motion to continue the Pucci Properties MA, Inc. Special Permit Application on Route 20 until March 15, 2017. Member Pete Boria seconded the motion. All members were in favor.

ANR-J. Davis Road

Member Pete Boria made a motion to approve the ANR, which will be exchanged with a previously approved ANR on J. Davis Road. Member Patricia Rydlak seconded the motion. All members were in favor.

Country Store Solar Array Site Plan-231 Stafford Street-Rescinding Approval

Planning Director Alan Gordon stated Mr. Brendan Gove from Zero Point Dev. Inc. has submitted a letter stating he would like to rescind the Country Store Solar Array site plan approval. He is not moving forward to lease the property as there is a tax title issue with the land that he is unable to resolve.

Member Jean Vincent made a motion to rescind the Country Store Solar Array site plan. Member Pete Boria seconded the motion. All members were in favor.

Mr. Brendan

7:35 pm. Rockaway Realty Trust-Preliminary Subdivision Plan
Application Submittal

Present for discussion was the applicant Mr. Ron Gauthier and his engineer, Mr. Jason Dubois.

Mr. Dubois explained the preliminary subdivision plan. He stated the proposed plan is to create a 17-unit duplex (possibly 18) residential development on Route 31.

Mr. Dubois stated the property is zoned R-40, which allows duplex development. Mr. Dubois stated he will be hooking up to Town Sewer, and still working out water. The property will remain in Mr. Gauthier's ownership as rental units.

Member Jean Vincent made a motion to accept the Rockaway Realty Trust-Preliminary Subdivision Plan. Member Patricia Rydlak seconded the motion. All members were in favor.

Cell Tower Annual Bond Renewals:American Tower Corporation & SBA

Member Patricia Rydlak made a motion to approve the Three (3) SBA cell tower annual performance guarantee coverage increases for the cell tower removal bonds.
227 Carpenter Hill Road in the amount of \$29,369.
2 Center Depot Road in the amount of \$29,345.
290 Dresser Hill Road in the amount of \$22,028.

Member Jean Vincent seconded the motion. All members were in favor.

American Tower Cell Tower

Member Patricia Rydlak made a motion to approve the American Tower Corporation annual performance guarantee coverage increase from \$43,042 to \$44,333.26 for the tower removal bond located at 130 Sturbridge Road. Member Jean Vincent seconded the motion. All members were in favor.

Town Meeting Warrant Submittals:

Curtis Hill Estates, Inc.-Convey Drainage Easement to Town

Member Pete Boria made a motion to submit the drainage easement request granted by Curtis Hill Estates, Inc. to the Town for the May Town Meeting Warrant for acceptance. Member Ross Lemansky seconded the motion. All members were in favor.

Medical Research and Development Overlay District Revision (MRDOD)

Planning Director Alan Gordon explained that the October 18, 2016 Fall Town Meeting approved the Medical Research and Development revision to both the zoning by-law and the zoning map in order to allow the upcoming 120,000 square

foot expansion of the existing Karl-Storz Endovision research and manufacturing facility located off Carpenter Hill Road.

Mr. Gordon stated there was a scrivener's error by the applicant's Attorney who inadvertently left out a parcel. This warrant article adds the parcel to the by-law overlay narrative.

Member Pete Boria made a motion to recommend the article for the Annual May Town Meeting Warrant. Member Ross Lemansky seconded the motion. All members were in favor.

Non-Conformancy Zoning By-Law Revision

Planning Director Alan Gordon stated in the zoning by-law there is a limitation on all proposed expansions of existing structures in the Agricultural (A) and Low-Density Residential (R-40) zones in Charlton. Pre-existing structures may not expand by more than 50% of the original size of the structure.

Planning Director Alan Gordon stated this restriction is not standard in other Massachusetts communities. This was incorporated in the original 1987 version of the Charlton Zoning By-Law.

Discussion ensued, and the Board all agreed with the language 'FOR RESIDENTIAL USE' not to exceed 50% of the original size of structure.

Member Ross Lemansky made a motion to recommend the non-conformancy zoning by-law revision as discussed. Member Jean Vincent seconded the motion. All members were in favor.

Zoning By-Law Section 200-3.2 Use Regulations, Subsection (5) Business Uses

Member Jean Vincent made a motion to sponsor and support the use table revisions discussed to be placed on the Annual May Town Meeting Warrant. Member Ross Lemansky seconded the motion. All members were in favor. Pete Boria abstained.

Planning Board Discussion:

Planning Director Alan Gordon passed out the 2017 Local Development Projections for review.

Planning Director Alan Gordon discussed setting up an escrow account for Sunset City, Inc. for the remaining sound mitigation bills.

Discussion ensued, and the Board agreed to contact Mr. Russ Jennings to discuss setting up an escrow account in the amount of \$3,000 for remaining sound mitigation before the noise test.

Member Patricia Rydlak made a motion to contact Mr. Russ Jennings to set up an escrow account in the amount of \$3,000 for noise mitigation with the Planning Board and Treasurer. Member Jean Vincent seconded the motion. All members were in favor. Member Pete Boria abstained.

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

Motion to adjourn at 8:34 PM.