

Planning Board Meeting Minutes
March 15, 2017

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Ross Lemansky, Pete Boria

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Jean Vincent and 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.

Chairman Pete Starkus reviewed mail and correspondences.

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 9:00 am to 1:00 pm.

Ponnakin Hill Subdivision:

Member Pete Boria made a motion to approve the Ponnakin Hill Subdivision (phase 3) partial release of covenant for lots #4,5,6,7,8,42,43,44,45,46,and 47. Member Ross Lemansky seconded the motion. All members were in favor.

Member Pete Boria made a motion to accept the letter of credit for Ponnakin Hill Subdivision from Hometown Bank for \$150,576 for the remaining roadway, and infrastructure work, as detailed in the Graves Engineering, Inc. peer review letter dated February 24, 2017. Member Ross Lemansky seconded the motion. All members were in favor.

Approval-Not-Required-North Sturbridge Road

Member Ross Lemansky made a motion to approve the ANR to create 1-Lot on North Sturbridge Road. Member Pete Boria seconded the motion. All members were in favor.

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

Engineer Chris McClure, and applicants Kelly & William Pucci were present. Chris McClure stated the proposed site plan is to construct a 10,800 s.f. building, with a 61-space parking lot on a 2.66 acre parcel located in IG (Industrial General Zone).

The Board reviewed the 3-8-17 Graves Engineering, Inc. peer review report.

Mr. Pucci informed the Board that he has not chosen the color of the proposed building at this time. The applicant stated he will inform the Board of the color of the building when it is determined.

There were no comments from the Board or public.

Member Pete Boria made a motion to close the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor. Member Ross Lemansky abstained.

Member Pete Boria made a motion to approve the site plan with 8 conditions discussed at the public hearing. Member Patricia Rydlak seconded the motion. All members were in favor. Member Ross Lemansky abstained.

Zero Point request to rescind three approved ground mounted solar arrays on N. Sturbridge Road for arrays N-1, N-2 & R-2.

Brendan Gove from Zero Point Development requested the Board rescind approval for three ground mounted solar arrays previously approved on N. Sturbridge Road. He will still construct the other 3 ground mounted solar arrays approved for this location. Member Ross Lemansky made a motion to rescind the N-1, N-2, & R-2 three ground mounted solar arrays on N. Sturbridge Road. Member Pete Boria seconded the motion. All members were in favor.

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

Planning Director Alan Gordon reviewed the Graves Engineering, Inc. peer review dated 3/16/17 with 14 comments with the Board.

Applicant Ron Gauthier and Engineer Jason Dubois were not present for the preliminary subdivision application submittal review.

The Board agreed to continue the preliminary subdivision plan until the next Planning Board meeting on April 5, 2017.

Sunset City Noise Test Update

Planning Director informed the Board that the noise test was cancelled by the Mass. DEP Central Regional Office in Worcester last week, due to the weather. The noise test is re-scheduled to this Friday.

Planning Director Alan Gordon stated he received an e-mail from Amber Howard requesting to be on the April 5 and April 19 next Planning Board agenda.

The Board agreed to add Sunset city, Inc. to the April 5, 2017 Planning Board agenda in follow-up to the noise field test.

Planning Board Discussion:

Planning Director Alan Gordon stated the Open Space & Recreation Plan Forum went well. CMRPC Principal Planner Jayne Armington will be updating the Board within the next couple of weeks with this.

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

Motion to adjourn at 8:05 PM.