

Planning Board Meeting Minutes
January 19, 2022

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, Administrative Assistant Jayne Garney

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

7:00 p.m. Public Hearing-Aspen Blue Cultivation (Four Score Holdings)

Site Plan Modification-144 Sturbridge Road

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated the applicant asked to continue to February 2, 2022.

Abutters Patrick Benoit and Amanda Janks of 140 Sturbridge Road stated the construction work is starting as early as 5:30 a.m.

Member Don Clay stated he would like to continue the conversation at the next meeting, when the applicant will be present for the discussion.

Member Don Clay made a motion to continue the public hearing to February 2, 2022. Bill Fontaine seconded the motion.

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

7:05 p.m. Forever Hopeful, LLC-Site Plan Annual Approval Extension Request-16 Worcester Road (Route 20)

Member Don Clay stated that since the original site plan was approved 15 years ago, a new peer review is needed for both stormwater and traffic.

Discussion ensued with the Board Members, and all Members agreed.

Planning Director Randy Benson stated he will contact the applicant to attend the February 2, 2022 Planning Board meeting to discuss the Forever Hopeful, LLC site plan.

7:25 p.m. Public Hearing-Edward Services, LLC-Site Plan Application-Fuel Station & Convenience Store-16 Sturbridge Road (Route 20)

Chair Ross Lemansky read the public hearing notice.

Senior Project Manager Steven Pikul from Bertin Engineering, Inc. was present to review the site plan. He stated he is before MassDOT right now, and he stated he does not need to do a traffic study.

Chair Ross Lemansky stated he wants written confirmation from MassDOT on this.

Member Don Clay made a motion to continue the public hearing until February 2, 2022. Member Jean Vincent seconded the motion.

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

7:30 p.m. Zoning Bylaw Diagnostic Review Working Meeting

CMRPC Consultant Gabe Trevor was absent from the meeting. The Board will review the red-lined draft version on the Zoning Bylaw at the February 2, 2022 Planning Board meeting.

The Board all agreed that they would like this placed on the May Town Meeting Warrant.

Planning Director Randy Benson stated he has until March 2 to inform the Town Administrator for a place holder on the warrant.

Minutes

Member Jean Vincent made a motion to approve the December 1, 2021 minutes as written. Member Don Clay seconded the motion.

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

8:25 p.m. Other Business-Unknown at time of posting

Planning Director Randy Benson stated he received a phone call from applicant Tim Reardon from Hammond Woods Subdivision and he stated National Grid is requesting a plan on the underground wiring plan of the streetlights.

Planning Director Randy Benson stated the Planning Board does not have this information on plans. Mr. Reardon will have to hire a company to do this.

Adjourn

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

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

Motion approved to adjourn @ 8:30 p.m.