

Planning Board Meeting Minutes
April 6, 2022

Present: Chair Ross Lemansky, Jean Vincent, Don Clay, Bill Fontaine

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

Not Present: Member John Smith and Associate Member Alycia Dzik

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

7:00 p.m. Public Hearing- Amend the Charlton Zoning Bylaw by Amending the Use Table and the Definitions

Chair Ross Lemansky read the public hearing notice.

CMRPC Planner Gabe Trevor was on zoom for the zoning diagnostic review. Present for the review was residents Pete Boria and Laurie Degnan.

Gabe Trevor reviewed the changes previously reviewed.

Member Don Clay stated the revised Zoning By-Laws needs to be circulated on the Planning Board's webpage so the public can review the revisions before the Town Meeting.

The Board started to review the Use & Intensity Regulations 200-3.2, and the Board all agreed to continue the public hearing to April 20th.

Member Don Clay made a motion to continue the Zoning By-Law public hearing to April 20, 2022. Member Jean Vincent seconded the motion. All members were in favor.

9:05 p.m. Public Hearing-East End, LLC-5 L. Stevens Road
Currently zoned Agricultural (A), proposing Village (V) District
Ross read the public hearing notice.

Planning Director Randy Benson stated because of the lot size, the proposed Village District (V) zone change will be more conforming than the current Agricultural (A) Zoning District.

There were no comments for the Board or Public.

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

Member Don Clay made a motion to recommend the East End, LLC zoning change from Agricultural (A) to Village (V) for Town approval at the Annual May Town Meeting. Member Bill Fontaine seconded the motion. All members were in favor.

9:10 p.m. Public Hearing-Gary Jackson, LLC Site Plan Modification

Planning Director Randy Benson stated the Board will not be opening the Gary Jackson, LLC public hearing this evening.

The public hearing will be scheduled on the April 20, 2022 Planning Board agenda.

9:11 p.m. Public Hearing-(Continued) Edward Services, LLC-Site Plan

Application-Fuel Station & Convenience Store-16 Sturbridge Road (Route 20)

Planning Director Randy Benson stated the applicant has requested to be continued to May 4, 2022. Member Jean Vincent seconded the motion. All Members were in favor.

9:12 p.m. Approval-Not-Required

Berry Corner Road-Canty

Member Bill Fontaine made a motion to approve the Berry Corner Road ANR to create 1-buildable lot. Member Don Clay seconded the motion. All members were in favor.

Berry Corner Road/Southbridge Road -Leal/McIntire

Member Bill Fontaine made a motion to approve the Berry Corner Road/Southbridge Road ANR to create 2-buildable lots. Member Don Clay seconded the motion. All members were in favor.

9:15 p.m. Minutes

March 2, 2022

Member Bill Fontaine made a motion to approve the March 2, 2022 minutes as written. Member Jean Vincent seconded the motion. All members were in favor.

Other Business-Unknown at time of posting

Resident Laurie Degnan suggested deleting the "Residential Solar" definition in the Zoning By-Law because we already have "Large Energy Storage" that covers that subject. The Board all agreed, and will inform CMRPC Planner Gabe Trevor on this revision.

Adjourn

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

Motion to adjourn @ 9:30 p.m.