

Town of Paxton  
Planning Board



Approved 11/14/22

Regular Meeting and Public Hearing  
Monday, October 17, 2022, at 7:00pm held at the John Bauer Senior Center, 17 West St, Paxton, MA

**ATTENDANCE:**

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Robert Pelczarski	X	

Other Attendees: Carlos Pimentel (CP), Chris Keenan (CK), Phil White (PW), Eskil Tranes

(NB) called the meeting to order at 7:02 pm.

**Meeting Minutes**

**Motion (RP) seconded (HS) to accept the minutes as written of Sept. 19, 2022, vote 5-0, all in favor.**

**Storm Water Permit**

Grove Street, M24, Lot10, applicant Carlos Pimentel, to build an SFR. (CK) from Quinn Engineering spoke representing Mr. Pimentel. There is no proposed change to the Right of Way although it did not show up on a deed. It's possible that it was extinguished but the owner had no issues if the Town needed to use it in the future. A swale is proposed along the edge of the driveway and any storm water from the abutting fields should be directed around the property. Downspouts are directed underground into the filtration basin. The design was to accommodate a paved driveway but that may not be done right away. ConComm has also required some maintenance. (HS) Pointed out on the plan that the elevation of the finish garage floor needs to be lower than the house. (CK) We will adjust that.

**Motion (RJ) seconded (RP) to approve the Storm Water Permit for Grove St (M24, Lot10), vote 5-0, all in favor.**

**Site Plan Review**

Grove Street, M24, Lot10, applicant Carlos Pimentel, to build an SFR. (CK) There is an existing dirt road to be the driveway mostly. There is a proposed tree line around the back of the property. (NB) Are there any lights proposed for the driveway? (CP) I'd like to do solar lights, two at the street and leading up to the house. (NB) Concerned about brightness to abutting properties. (CP) We can leave them out for now. (NB) We can exclude them, and you can come back at a later time to add lighting. (JK) Referenced a Rear Lot in the Zoning Bylaws. (CK) The lot exists already so a Special Permit would not be needed.

**Motion (RP) seconded (HS) to approve the Site Plan Review for Grove St (M24, Lot10), excluding lighting of the driveway, vote 5-0, all in favor.**

**Old Business**

Olivia Knoll discussion: no one was present to represent the owner/developer. The board members discussed the present status of the subdivision. (NB) The trees are planted. We'll need to have a written warranty for the trees, either 2 or 3 years. As for the streetlights, clarification is needed from the Light Dept. as to what they will require or not require from the owner. At a recent Light Board meeting, it was said that they would accept the existing lights, but another letter sent by the Light Dept. in May, contradicts that statement. Also, to be asked of the Light Dept, what is the cost of these lights vs. other streetlights in Town. Regarding the landfill property abutting the subdivision, pictures have been taken at various times this past year, showing that it has not been mowed. There is contradictory information from the owner that it has been mowed, but there may be confusion as to the exact location of any mowing that has taken place. Basically, the people doing the mowing may not realize that the landfill area needs to be done when other parts of the property have been mowed, miscommunication. Currently, vegetation is 2-5ft. tall. A letter from DEP was found in the files from 2009 to the owners communicating the steps to be taken for the maintenance of the landfill property. It references a monetary plan also. SL will contact DEP for direction. No action was taken for the current bond of \$34,500 as no one was present to specify any details on how to move forward.

An abutting neighbor of Olivia Knoll, at 911 Pleasant St, Mr. White, was present to speak of issues he has had on his property with water backing up from the culvert under the road. He said there was a white pipe in the culvert but has been removed as of this summer. The culvert may have been pitched incorrectly. Water should be flowing in the opposite direction. (NB) We will check with DPW.

Motion (HS) seconded (RJ) to adjourn the meeting at 8:30 pm, vote 5-0, all in favor.

The next meeting, if needed, will be on Monday, Nov. 14, 2022.

\*\*documents referenced located on file in the TSC office

Respectfully submitted,

*Sheryl Lombardi*  
Sheryl Lombardi

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