



Regular Meeting and Public Hearing
Monday, July 17, 2017 at 7:00pm 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	
Richard Doughty		X

Other Attendees: Kevin Quinn (KQ), Marc Curtis (MC), Mike Bosse (MB), Jason Burgess (JB)

(NB) called the meeting to order at 7:07 pm.

Meeting Minutes

Motion (JD) seconded by (JK) to accept the minutes of June 12, 2017 as written, vote 4-0, all in favor.

New Business

Discussion regarding a Site Plan Review for West St, M12, lot 63, owner Marc Curtis. (KQ) The plan to be submitted has a common driveway for the two new lots created recently. Both have frontage on West St. The topography and wetlands makes it very difficult and expensive to create two separate driveways. With the common driveway, it reduces the environmental impact to the wetlands with twice as less disruption and is a help to public safety with only one egress rather than two. With a second driveway at the rear lot location, it would be very steep. Also, I think a case for hardship exists because of the wetlands, the greater cost and filling that would have to be done instead. (NB) Even if only one lot is built upon, it would still be one crossing. (KQ) The Planning Boards purview is to control development not to inhibit. (RJ) and other members are concerned about setting precedence in allowing a common driveway.

(JB) His property is located to the rear of both lots were there is presently ledge. He is concerned with the new houses, if this will disturb the ledge and cause it to break away towards his property. (MB) His property is next to lot63. He said he already has water issues on his property in the back of his house and is concerned that with greater runoff of the new lots will worsen the problem. (KQ) We can create a swale to lessen that effect. (NB) Has the Conservation Commission had any input? (KQ) Yes, we have filed a NOI and its been continued to a Sept. meeting with that board. (NB) All members would be interested on the opinion of the CC.

Discussion turned towards fire safety, fire apparatus accessibility in particular. (KQ) With the common driveway, fire trucks would have improved passage up to the houses as opposed to the steeper grading with the design of two driveways. (NB) Referring to the proposed plan**, why does the crossing happen at that point? (KQ) We have to do it at the shortest point, less disturbance. (JK) I would like more information from the Conservation Commission. (RJ) I can see the sense in the common driveway in relation to the wetlands but on the other hand, a common driveway is not allowed by the zoning bylaws. (NB) Had the same opinion with the issue of allowing the common driveway and setting precedence where it would cause other property owners to want the same thing. (NB) Along with comments from the CC, an opinion from the Fire Dept. would also be helpful. (HS) He stated that he would have no problem allowing a common driveway and feels the positives outweigh the negatives.

All discussed on whether the owner should go forward with a Site Plan Review then a Variance request to the BOA or vice versa. (KQ) Without a variance to allow the common driveway from the BOA, that would dictate what the plan would look like for a SPR, one or two driveway entrances.

Motion (NB) seconded by (HS) to reappoint Richard Doughty for FY18 as the CMRPC delegate from the Planning Board, vote 4-0, all in favor.

Motion (JK) seconded (RJ) to adjourn the meeting at 8:27 pm, vote 4-0, all in favor.

The next meeting, if needed, will be Monday, August 21, 2017.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi