



Regular Meeting and Public Hearing  
Monday, September 10, 2018 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	
Samuel Rosario	X	

Other Attendees: Chris Keenan (CK), Bob Nichols (BN), Christine Riley (CR), Richard Trifero (RMT), Peter Dawson (PD), Ann Connolly, Linda Devens, Mathew Ingemi, Anthony and Vincenza Rakic, Helen Pallas-Viola, Pam Thomas-Nielsen, Pam Hair, Paul Robinson, Kate and Jesse Knott

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

**Meeting Minutes**

**Motion (SR) seconded by (NB) to accept the minutes of Aug. 13, 2018, with one spelling edit, vote 4-0, all in favor.**

**New Business**

Spaulding Woods Subdivision discussion. (CK) A current 90-day extension will expire on Monday, Oct. 8, 2018 therefore we request another 60-day extension in order to formally file the amendment application to hold a public hearing. We also request that the Town waive the engineers review. (NB) As a compromise, we will submit the amended plan for engineers review but limit it to the revisions at hand, namely the water line and road construction. The board also requested that the applicant address the removal of the easement from Davis Hill Road and plan for the establishment of a bond for the road to be put in place.

**Motion (SR) seconded by (RJ) to extend the Definitive Plan for Spaulding Woods an additional 60 days beginning Oct. 8, 2018 to Dec. 7, 2018, vote 3-0, all in favor. (JK) recused himself as he is an abutter.**

**Special Permit**

Highland Village (M18, Lot 24), applicant Michael Lussier and Son, to amend the existing Special Permit to extend the timeframe for completion of the road. Mr. Lussier was not present due to health issues. (RMT) Gave a brief history of the issues. There is a lapse in the date or timeframe for the road's completion. As of now there is only a base coat down. Discussions had struggled to move forward productively amongst the builder and home owners assoc., so a complaint was received regarding the timeframe of the road work. A Cease and Desist was issued to M. Lussier as a violation to the Special Permit. An agreement was worked out between the developers and the Trustees for the completion of the roadwork, so a building permit could be issued with the stipulation that an amendment to the SP be filed per advice from Town Counsel. (PD) Confirmed that this is an amendment to the existing SP, not a new SP.

(NB) Asked if anyone present had any issues to address. A neighbor was concerned with water drainage. It was explained that there are no changes to the existing plan for construction of buildings. No new buildings are being added, that this hearing is regarding the final construction of the roadway. There will also be no changes to the plan for the road other than the finish work of what already exists.

(RMT) In the agreement mentioned prior, the Trustees and Developers were to enter into a bond therefore I would allow Certificates of Occupancy once that is in place and the amendment is approved by the board. (NB) This board is not concerned with the bond as it is a private agreement not involving the Town. (BN) If we don't have the bond then an occupancy permit can not be issued. (SR) Correct, but that is between the parties who have signed the agreement. (NB) Suggested the hearing be continued as the applicant is not present and we don't want to make a decision that will be unsatisfactory to all involved. A date to extend the SP to May 31, 2021 was mentioned and was concurred for the next meeting. (PD) Advised that continuing the hearing was prudent.

**Motion (SR) seconded by (RJ) to continue the hearing to Oct. 15, vote 4-0, all in favor.**

**Motion (JK) seconded (SR) to adjourn the meeting at 8:05 pm, vote 4-0, all in favor.**

The next meeting, if needed, will be Monday, October 15, 2018

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

Respectfully submitted,

Sheryl Lombardi