

Town of Paxton
Planning Board



Approved 7/17/23

Regular Meeting and Public Hearing

Monday, June 12, 2023, 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	
Jeffrey Kent	X	
Robert Pelczarski	X	
Peter Schur	X	

Other Attendees: Rory Glowik (RG), Kerri Glowik, Jay Gallant (JG), Dan Hazen (DH), David Bloom

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

Meeting Minutes

Motion (HS) seconded (JK) to accept the minutes as written of April 18, 2023, vote 3-0, all in favor.

Site Plan Review and Storm Water Permit

West Street, Map 5, Lots 7B&7D, owner Glowik. (RG) His family has owned the property since the mid 90's. They have recently acquired an easement from David Bloom of 489 West St. to cross his property in the back. We looked at entering the property via Spencer but topographically, West St. makes more sense. (HS) What part of the house will be in Paxton or Spencer? (RG) The front door will be in Paxton.

(DH) Haybales will be used to the east where wetlands are present. (NB) Asked engineer to add the following to the Site Plan: show property line between lots 7B and 7D to the north, label all lots with 7B, 7D, 7C and 7, Regularity Factor for lots 7D and 7B, and add the abutter to the West.

Motion (HS) seconded (RP) to approve the Site Plan Review for West St, lots 7B and 7D, vote 5-0, all in favor.

All fees have been received except for the Storm Water Permit fee.

(RG) Asked for a reduction in the fee to not include all acreage of the lots but rather just the acreage to be used/disturbed. (NB) Agreed that the total acreage is too much to include. All agreed that 15% of the acreage was sufficient. That is 5.5 acres making the fee \$705 for the Storm Water Permit.

(NB) Any retention or detention for the driveway? (DH) Yes, four plunge pools along the driveway. They act as retention and detention. It will be gravel which has 96% runoff. There will also be 6 cultec chambers on both sides of the house. The review letters between Quinn Eng. and Elbag Eng. were read aloud, and all matters were resolved.

Motion (HS) seconded (RP) to approve the Storm Water Permit for West St, lots 7B and 7D, vote 5-0, all in favor.

Temporary Accessory Use Apartment

The Zoning Bylaw was read aloud for the size requirements. (RG) The apartment will be over the garage with 1,040sqft. consisting of a kitchen, living area, bathroom and bedroom. It has two egresses, one to the main house and the other to the outside, as required. The main house is 3,100 sqft. (NB) If going by the bylaw requirements, the in-law apt. would be a maximum of 775 sqft. This is the largest square footage for a TAUA to come before the board. (RP) He would have no issue to allow as long as it is used by a family member. (RG) Yes, it is intended for my mother and maybe eventually for my mother in law. All board members agreed to allow the larger size.

Motion (PS) seconded (JK), to approve the TAUA as proposed for West St, owner Glowik, vote 5-0, all in favor.

Motion (RP) seconded (JK) to renew the TAUA for 182 Pleasant St, owner Thomas Carroll and 176 Suomi St, owner Gordon Snyder, vote 5-0, all in favor.

New Business

(NB) Hank will be resigning as this meeting will be his last one. The board would like to thank him for the many years of service and dedication to the Town. He will send a letter to the Town Clerk for an official notification.

The board members voted to Reorganize for FY24 as follows:

Neil Bagdis	Chairman
Jeffrey Kent	Vice Chairman
Peter Schur	Clerk

Motion (RP) seconded (HS) to reorganize for FY24 as stated above, vote 5-0, all in favor.

Old Business

Brief discussion regarding Olivia Knoll/Spaulding Woods: (NB) Conditions have still not been met at the old Town dump property, regarding mowing. Ask DEP for an update. The streetlights remain the only issue holding up the process moving towards street approval.

Motion (JK) seconded (PS) to adjourn the meeting at 8:20 pm, vote 5-0, all in favor.

The next meeting, if needed, will be on Monday, July 17, 2023.

**documents referenced located on file in the TSC office

Respectfully submitted,



Sheryl Lombardi