

Town of Paxton
Planning Board



Regular Meeting

Monday, May 17, 2010

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis	X	
Julie Jacobson		X
David L. Bennett	X	
Henry B. Stidsen, Jr.	X	
Pamela Vasil	X	

Other Attendees: JoAnn Schold, Paul Schold.

The meeting was called to order by Chair Neil Bagdis at 7:13 p.m. **Minutes:** On a motion (N.B., H.S.), March 8, 2010 minutes were unanimously approved.

JoAnn Schold and Paul Schold's letter request to extend Juniper Mist Definitive Plan (Marshall ST) approval for two years (beyond two years from approval which expires June 9, 2010).

The Scholds were in attendance to discuss their letter request for a two-year extension to Juniper Mist Estates, a 17-lot Definitive Plan, approved June 9, 2008. They and the Town Services Coordinator were unsure of the format needed for extension, as RRGSL Form F is not appropriate, except as a Decision Certificate. The petitioners stated nothing substantial has been done there, just some cutting. The required pumping station is not in. No roads have been stumped or grubbed. N.B. stated PB would seek the advice of Town Counsel as to what was required for an extension.

The original Definitive Plan approval date was June 9, 2008. PB was hopeful they could stay with the June 2008 Decision of the Board and not have to re-apply for Definitive Plan. PB suggested they attach their extension letter to Decision of June 9, 2008, asking for another two-year period. Since nothing had changed, it seems unnecessary to notify abutters again, have another engineering review, etc. Whatever direct fees for advertising and mailings they will be responsible to cover, agreed to by Mr. Schold. PB forewarned them if you go forward with the work at a later time, you could be subject to BOH's expired Title V applications.

Board felt nothing has changed: PB has not made any changes to the town's Subdivision Regulations. Regarding Juniper Mist, Marshal Street, subject to verification that you do not have to fill out application and publish, I suggest we approve before it expires, subject to this verification. N.B. They asked for two-years. Our rules state one year extensions. Petitioners were asked to amend letter, making the request a one-year extension, while Board looks to Town Counsel for advice.

Petitioners were told that one year from now, next spring, they will have to apply for another year, commencing June of 2011, if they are not ready then to move forward with the subdivision development.

D.B., P.V., moved approval of one-year extension of Juniper Mist Estates Definitive Plan, subject to verification that we do not have to hold a public hearing. The motion was approved (4-0). N.W. was asked to check with Town Counsel whether the Board handled this correctly. We will write letter [Decision]. Petitioners were asked to keep PB up-to-date on progress. No lots have been sold; no changes have been made to Paxton's Subdivision Rules and Regulations.

Date of next meeting: It was agreed that June's meeting would adhere to usual second Monday date: Monday, June 14, 2010. By request of board members, and as often happens in the summer, July's meeting was set to occur on a Tuesday, July 13, 2010. Planning Board does not meet in August unless absolutely necessary.

N.B. asked N.W. to put on June agenda "Review fees for extension and modification".

D.B. suggested \$500 plus direct costs (legal advertising, mailing costs, etc.). After discussion, a **Motion (H.S., D.B.) that the fee to extend or modify a Definitive Plan be set at \$500administration fee plus direct related costs.** Unanimous approval (4-0). [If required in the Schold's petition above, they should bring fee to the June 14th hearing. It was later learned from Town Counsel that a public hearing was not necessary, thus this motion would not apply in the Schold matter]. [Does this fee go into effect for future filings or does this topic still require discussion at June meeting?].

On a motion by N.B., seconded by D.B. and unanimously approved, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Nancy Wilby