



Regular Meeting

Monday, February 13, 2006

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: Melissa McKeon, Kevin Quinn, Charlie Blanchard.

Neil Bagdis, the Chairperson, called the meeting to order at 7.02p.m. The December 12, 2005 minutes were approved on a motion by D.B. and 2nd by H.S. (4-0).

Master Plan Proposal

Charlie Blanchard, the Town Administrator, was following up with the Planning Board and requesting them to move for approval to sponsor the Master Plan Article at the Special Town Meeting on February 28th, 2006

Charlie had an informal discussion with Chris Baehrecke who seemed quite positive about the Master Plan. The earliest to begin would be March 2006. H.S. asked if the \$44,000 which is budgeted for now, is going to be sufficient. Charlie confirmed that the Town will have to see how it goes. The open space portion is complete, zoning bylaws have been rewritten and we also have the subdivision rules and regulations which will be put into Master Plan. There are approximately six to seven portions that have been done and some others will need to be updated. Princeton started their process at \$80,000. Rutland almost \$60,000. Based on these numbers we fall within the margins of where we need to be. It is the understanding that Charlie wants the Board to take a vote to pass onto the Select Board the actual article which is to see if the Town will vote to raise and appropriate, or transfer from available funds, or borrow and appropriate the sum of \$20,000 or any other sum, to fund the cost of the first year of a two year program (further funding of \$22 000 will be needed for the second year) for the purpose of conducting an update to the 1970 Master Plan for the Town of Paxton, or to act in any way thereon.

There were no further comments from the Board Members. All in favor of article as written above (5-0).

Woodland Heights LLC, Highland Village

Kevin Quinn of Quinn Engineering submitted his progress report to the Board. Copy attached.

He confirmed that there is minimal site work at the moment and no new unit construction. Drainage system is working properly. K.Q. asked about the \$10,000 surety. It is with the Treasurer to process and the check will be mailed directly to Lou Mountzoures.

N.B. did ask if there has been any other issues with the Holmes' property? K.Q. has been in contact with them and everything is fine.

The Schulman house is sold and the the \$100,000 impact fee has been paid to the Town. The septic repair fund has been established in an amount of \$14,861 based on the sales of the first 11 units. As each new unit sells a check will be deposited with the Town Treasurer.

General discussion took place about the housing market and the demand for SRD, as well as the affordable housing unit.

ANR : Petitioner Steve Balcewicz
65 Suomi Street (Map 12, Lot 11):2-Lot ANR Subdivision

Mr. Balcewicz did not attend the meeting and D.B. moved to take no action. J.J. 2nd. All in favor (5-0).

Paxton Historic District's Preliminary Study Report for proposed district

The Paxton Historic Committee is having a Public Hearing on March 27th, 2006 and would like to keep the Planning Board informed. No approval or disapproval is required. N.B. requested Anita Fenton to come before the Board at the next meeting, to answer questions and concerns which the Board has regarding the Town Hall and White Building.

New Business

A brief discussion took place regarding the proposed Schold SRD, 0 Marshall Street : The Board agreed that the owners should come before the Board informally and discuss what their plans are. The Board can give them feedback as to what is required. They will be contacted to come to our next meeting. Dave Bennett requested the latest Zoning Bylaw book to be sent to him.

J.J. put forward a suggestion of having pre-Board meetings, where we invite the developer in to sit down, off the record, and present their plans and get feedback from Fire, Conservation, DPW, Health, etc. This will give them a guideline as to what is required before they come to the Planning Board with the final plans. To be discussed with Charlie Blanchard.

The next meeting of the Planning Board is to be held March 13th, 2006.

Meeting was adjourned at 7:45 p.m. by a motion from N.B. and 2nd by P.V.
Approval was unanimous (5-0).

Respectfully submitted,

Tracey Coetzee