



Regular Meeting and Public Hearings

Monday, April 11, 2011 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	x	
Julie Jacobson (resigned as of 3/18/11)		x
David L. Bennett	x	
Henry B. Stidsen, Jr.	x	
Pamela Vasil	x	

Other Attendees: Richard Trifero, Cheryl Sleboda, Jordan O'Connor, Kevin Quinn, Lawrence Cournoyer, Alfred Cournoyer

(NB) Chair called the meeting to order at 7:00pm.

Meeting Minutes

Motion (DB) seconded (HS) to accept the March 14, 2011 meeting minutes with correction to Old Business. Vote 4-0, unanimous.

Temp. Acc. Use Apt.

All paperwork and fees are received for three renewals for the following addresses:

Robert and Ann Marie Dalbec at 168 Suomi Street
Robert and Wendy Johnson at 60 Suomi Street
Tom and Robin Carroll at 182 Pleasant Street

Motion (HS) seconded (DB) to renew Temp. Acc. Use Apt. applications for all three listed above, vote 4-0, unanimous.

Public Hearing Continuance

Paxton Ponds – Camille Circle 5 lot subdivision definitive plan (Map14, Lot 35), owners Mutual Builders

Jason Dubois asked for a continuance via phone call to TSC on 4/11/11. A written request for continuance until May 30th was received from him on 3/14/11.

Motion (NB) seconded (DB) to continue public hearing to the next meeting, vote 4-0 unanimous.

Public Hearing Continuance

Large Scale Ground Mounted Solar Photovoltaic Installation Bylaw (RMT) A model from the state was used and modified it to our purposes for Paxton. One major thing missing was the overlay district. (NB) Why does the town need or not need an overlay district? (RMT) When it doesn't apply to a certain district, you need to address it for a certain area. (NB) Will this affect a homeowner who wants to put panels on their house? (RMT) No, the scale is much larger compared to a typical residential installation on a roof, for example. Normally, it involves a third party such as a lease program. (NB) Could a neighborhood get together and use an unbuildable lot to build a system that they could all benefit from? (RMT) Yes, but you would need to identify the lot now in order to have an overlay district for it. This is where the difficulty lies in actually picking out certain areas for an overlay. It can be time consuming and expensive. (NB) Is this something that could be done with a special permit? (RMT) I had a conversation with Peter Dawson about this but didn't really get any definitive answers. (DB) I think it would be pretty difficult to come up with an overlay district that would serve the town. A special permit would be easier. (RMT) Also, an overlay district becomes a by right, whereas if you meet the parameters your allowed to have it.

(DB) In Sec. 3.8.2 Appurtenant Structures, where it reads “reasonable regulations”. It should say “subject to the regulations set forth in the Paxton Zoning Bylaws”. (Document found in file in TSC office).

(HS) My main concern is if an installer comes in to town, is the equipment tax free such as the communication towers in town? (RMT) I am not familiar with the financial end of it but it may be part of the relationship with the installer and the Light Dept.

(NB) We still have many questions on this bylaw so I would like get more answers first before voting. Change the wording of Overlay District to Special Permit by the Planning Board. Asked RMT to speak with Peter Dawson if needed and to get an updated version back to the board by September. Since the bylaw is not going to make it onto the town warrant for this town meeting, there is no rush but we would like to have it all together and ready for the next town meeting.

Motion (NB) seconded (DB) to continue the public hearing to the next meeting, vote 4-0 unanimous.

Public Hearing

Anna Maria College, Site Plan Review of athletic field house (KQ) The field house placement is going to be at the right rear corner of the football field behind Miriam Hall. The first floor access and rear access will be at grade. The rear is for storage accessed by a 10 ft. wide road for vehicles. Stormwater will go into a spring/small pond further at the rear of the property as it finishes through the system. There will be an 18ft. emergency access road for emergency vehicles also. Purple leaf sand cherry trees will be planted and some low growing shrubbery for easy viewing from the building.

(DB) Referencing letter from Ross Assoc., dated 4/8/11(found in TSC office file), “Quinn Engineering should verify that the existing and proposed sewer pumps will be able to function properly under the conditions that both systems are running at the same time”. (KQ) I will verify with the manufacturer on this issue but we don’t think it will be a problem. If it is, we can tie into the sewer line on Sunset Lane if need be.

(DB) When we approved the football field and the lighting for it, there were restrictions. How will this building affect the lighting in the area? (KQ) The lighting for the building will be just that. It will not contribute to lighting for the field or any other area.

(JO) The interior plan for the building will be for public access in the center. The right side will be for men and the left for women. (CS) The building is very versatile. Their can be different uses for certain sections for whatever need arises. (JO) We have had contact with R. Trifero and J. Conte. The exterior will have fiber cement, clapboards and trim and two gables, one on each side with a flat roof in the middle.

(NB) Mr. Cournoyer was asked if he had any questions, being an abutter present. (LC) I am very unhappy with all of the building going on at AMC. It is very noisy, trash blows onto my property and the lighting is too bright. It has affected our quality of life. (KQ) I do believe an effort has been made to be sensitive to the neighbors. (CS) In today’s environment, in order to survive, colleges must expand and change. We don’t use the sound system at night and the lights are off when school is not in session. (KQ) I suggest a double row of spruce trees. (HS) They should be on the property line but on AMC property. (KQ) I will draw up something and show Mr. Cournoyer. All parties agreed to the following condition set forth in the decision by the board.

Motion (NB) seconded (HS) to approve the site plan for a new athletic building with the following condition: A landscaping buffer on Anna Maria College property consisting of a double row of spruce trees at a minimum of 48” in height will be installed next to the property owned by the Cournoyer Family. A letter of agreement between Lawrence Cournoyer and Anna Maria College will follow after a site visit is conducted to determine the quantity of trees. The installation must take place before a Certificate of Occupancy can be issued. Vote 4-0 unanimous.

Old Business

(NB) Had a discussion with Carol Riches about the current Stormwater Bylaw. There are some minor discrepancies on the final draft according to the Attorney General so the board will need to do another public hearing to correct the edits. This can be done only 6 months or less from a town meeting so it

possibly won't be addressed until January 2012. It will be very straight forward. Carol has made all of the corrections necessary.

New Business

(DB) He received a phone call from Ed Blanchard, developer for the possible 40B project off Pleasant Street, to discuss the possibility of commercial development as a better use of the property as opposed to residential use. (DB) Informed Mr. Blanchard to bring any ideas to the PB and we can put them on the agenda to discuss them. In his opinion, a commercial tax base would be better than adding to the schools. (NB) Agreed that it would be a good idea and better use of the land.

Next meeting will be on Monday, May 9, 2011.

Motion (NB) seconded (DB) to adjourn the meeting at 8:20pm, vote 4-0 unanimous.

Respectfully submitted,

Sheryl Lombardi