



Regular Meeting and Public Hearing Continuance

Wed., September 14, 2011 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	x	
Robert Jacobson		x
Warren Bock	x	
Henry B. Stidsen, Jr.		x
Pamela Vasil	x	

Other Attendees: Kevin Quinn (KQ), Steve Balcewicz (SB), Bud Holland (BH)

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

Meeting Minutes

Postponed vote on minutes of Aug. 8, 2011, only two members eligible to vote were present. Will vote to accept at next scheduled meeting.

Temp. Acc. Use Apt.

Renewal for 263 West Street, owners, Deborah and Theodore Berberian. All documents and fees have been submitted.

Motion (PV) seconded (WB) to renew Temp. Acc. Use Apt. for 263 West St. until April 30, 2013, vote 3-0, unanimous.

Public Hearing Continuance

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

(NB) Mutual Builders has a hearing continuance until Oct. 31, 2011. Requested of SL that she contact applicant and ask for an update on the awaited letter from National Grid. (NB) we will deny at the next meeting if no letter is received.

Approval Not Required

154 Suomi Street (Map 13, Lot8), owners, Orace and Alice Holland, to create lots 1-E-1, 6.69 ac. and 1-E-2, 1.48 ac.

(NB) Location of septic system? (SB) showed copy of septic he designed 3 yrs. prior. There is no well, town water instead. (NB) Wetlands? (SB) To hire a botanist to flag the wetlands would be a large expense. (NB) Please revise the submitted plan to include the wetlands on lot 1E2, does not have to be exact, just so it is noted on the plan that wetlands exist there. (NB) The garage is staying on lot 1E1? (SB) Yes, if owner eventually sells the land, then the new owner can do what they want with it. He will utilize it for the curb cutout.

Motion (WB) seconded (PV) to approve the ANR plan for 154 Suomi St to create lots 1-E-1 and 1-E-2, with an amended plan to be submitted for board member signatures with the wetlands and septic system noted on lot 1-E-2. Vote 3-0, unanimous.

New Business

Spaulding Woods- Kevin Quinn came forward for an informal discussion on a renewed effort on behalf of Raymond Daly and Bob Clark to develop land known as Spaulding Woods. (KQ) Coyle Eng. had done the original plans but they have asked us to start over. The new proposed plan will be a 750 ft. cul de sac with 5 homes to be built. Town water will be accessed from Davis Hill Rd. We've called for drainage, known as country drainage which is more environmentally friendly and has swales on the side of the road and will drain into the wetlands in the back. There will be a 100 ft. buffer between the landfill and the new homes. The ownership of the landfill needs to be worked out, whether or not it will remain with them, be

passed to the town, etc. (NB) Who will monitor the methane capping on the landfill land? (KQ) That also still needs to be worked out.

(KQ) We want to ask if we could go forward with a Def. Plan rather than a Preliminary since this has come before the PB in the past. (NB) What waivers do you think you're going to ask for? (KQ) The country drainage is the only one foreseen now. Also, we have not gone to DPW yet. Each lot meets all zoning dimensions/requirements.

(NB) Is there a problem with the detention area being on both lots 4 and 5? (KQ) It needs to be accessible to maintain and there has to be a buffer to the wetland. (NB) Can the detention be moved to between lots 3 and 4 into the 100 ft. buffer? (KQ) We can take a look at that, although we wanted to stay away from the landfill all together. There may be legal issues with the prior use and the ownership of the land. (NB) How will you keep kids out of the detention area? (KQ) There are requirements for that and we'll address that also.

(NB) Are the owners looking to turn the land over to the town? (KQ) I am not privy to that information. (NB) We will need to know before anything is approved. (NB) Also, is there a responsibility on the developer's part that they must notify prospective buyers of the lands previous condition, being a landfill? (PV) There is recourse also to anyone who owned the land previous to Daly and Clark because they created the condition. (NB) Will there need to be a covenant or disclaimer on each lot stating the landfill issue? This will have to be clarified.

(PV) When was the last time the wetlands were flagged? (KQ) That will have to be redone.

(NB) We don't have a problem with coming forward with a Def. Plan as opposed to a Prel. Plan.

66 Maple St.- (KQ) gave a quick summary on the actions being taken between the town and the new owner, Candice Ross, who will be opening a new preschool/daycare at 66 Maple St. R. Trifero is looking at access and parking issues. The business itself is a protected use by the State. There is a meeting tomorrow morning with RMT, the owner and others to see the course of action that may or may not need to be taken, as long as the spirit of the bylaw has been satisfied. Basically, there will be a drive thru drop off with a right turn only when exiting. There is also a bypass lane. Providing eight parking spaces is the max. needed for the use of the property. (NB) C. Ross has been accepting to all requests that the town has had so far.

Pam Vasil notified that board that she may need to resign or take a leave of absence from the board because of a business opportunity in Florida. She does not know how long it will be. She will decide in the near future what she will do.

Next meeting will be on Tuesday, October 11, 2011.

Motion (NB) seconded (WB) to adjourn the meeting at 8:25pm, vote 3-0, unanimous.

Respectfully submitted,

Sheryl Lombardi