

Town of Paxton
Planning Board



Regular Meeting

Monday, August 13, 2012 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
Jeffrey Kent	x	

Other Attendees: David Richards (DR)

(NB) Chair called the meeting to order at 7:03pm.

Meeting Minutes

Motion (WB) seconded (RJ) to accept the minutes with addition of "and any other issues decided" in last paragraph on pg.2, of July 10, 2012, vote 4-0 unanimous.

Approval Not Required

205 Pleasant Street (Map 28, Lot 58) owner David Richards

(DR) My family has owned this property since 1922. We would like to divide the land and possibly build a house on Lot 2.

(NB) The R factors are not included on the given plan. The board used the formula in the Paxton Zoning Bylaws and the information given on the plan to compute the Regularity factors for both lots. Lot 1 = .77 and Lot 2 = .71. The minimum is 0.4 so both lots meet the requirement.

(NB) Where would the new house be built on Lot 2? (DR) We haven't yet determined that but we could go for a variance if needed or maybe the existing barn could be converted to a house. (NB) You may have an issue with a variance because you are creating the hardship by creating the new lot and a variance may not be granted because of that. I don't want to tell you what to do but just something to think about. You may have to put any new construction farther onto the lot towards the back of the lot as an option.

Motion (RJ) seconded (JK) to approve the ANR plan for 205 Pleasant Street to create lots 1+2, as submitted. Vote 4-0 unanimous in favor. The Mylar was signed and given to Mr. Richards to record.

Old Business

The board signed the Mylar for the Spaulding Woods Def. Plan since the appeal period has passed. Hank Stidsen will need to sign at the TSC office.

Next meeting will be on Monday, Sept. 10, 2012 if needed.

Motion (WB) seconded (JK) to adjourn the meeting at 7:26pm, vote 4-0, unanimous.

Respectfully submitted,

Sheryl Lombardi