



Regular Meeting

Monday, September 16, 2013 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: Eilleen Borezo (EB), Kathy Pitman (KP), Robert Smith (RS), Howard Potash (HP)

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

Meeting Minutes

Minutes for July 15, 2013 and August 20, 2013 could not be voted upon because there were only two members present from that meeting who could vote on them. They will be voted on at the next meeting.

Temporary Accessory Use Apartment Renewals

263 West Street, owner Theodore Berberian and 351 Marshall Street, owners David and Doris Whitworth. Both properties applications are complete and fees were received.

Motion (JK) seconded (WB) to approve the TAUA renewals for 351 Marshall Street and 263 West Street, vote 3-0, unanimous all in favor.

Approval Not Required cont'd 180 Richards Ave., owners Ernest and Beverly Leveillee.

(NB) We need to determine if the current plan shows two rear lots or only one. The Building Commissioner was asked to comment and an answer was not received by the start of this meeting.

(HP) I have spoken with Mr. Trifero several times through this process and we went to the BOA for a variance. I do not think Lot 1 is a rear lot. (NB) I think that they have created their own hardship when the property at 178 Richards Ave. was split off from 180 Richards Ave. (HP) The Leveillee's inherited the land. It has been like that since the 1960's. I believe they are entitled to the relief by law and we may take action in court if the plan isn't signed. (RS) I think if the BOA granted relief for frontage for Lot 1 then Lot 2 is a rear lot. (NB) I ask that you give us one more month to ask more questions, possibly to Town Council to help clarify if these two lots meet all of the zoning requirements. (HP) Yes, I will agree to go forward another month to the next meeting. I also have no problem with adding a condition that Lot 2 only allow one house upon it.

Approval Not Required 521 Pleasant Street (Map19, Lot 19), owners Estate of John and Nellie Hyland, to move the rear property line at 525 Pleasant Street, Map 19, Lot 20, to add 1,421 sqft. to 521 Pleasant Street leaving 49,321 sqft. (NB) All requirements that were previously asked for have been added.

The members present signed the revised plan and gave the Mylar to the applicant to record.

Motion (NB) seconded (WB) to approve the ANR for 131 Suomi Street to create 3 new lots, vote 3-0, unanimous all in favor.

New Business

A brief discussion regarding Marijuana Dispensaries and how to develop regulations/bylaws in town. SL explained how a bylaw would need to be passed. The public hearing of the Planning Board cannot be more than 6 months away from a Town Meeting. We can work on a bylaw in the meantime and get one

ready to go for a hearing in the winter. SL will find some draft bylaws to use as a base and send to WB for his review.

Discussion about the current situation at the Spaulding Woods Subdivision and Lots 1+2 on Davis Hill Road. Issues still persist at the sites. The vegetation has been maturing whereas seedlings are becoming too large. SL noted that the Conservation Commission has been working closely with Bob Clark to rectify the wetland restoration. They allowed certain work to continue and are doing weekly inspections of the progress. Con Comm was told by Mr. Clark that mowing had occurred recently. SL contacted DEP regarding the landfill post closure duties of the owner and they are looking into it. SL will contact Mr. Clark to ask him to put in writing when the mowing occurred.

Next meeting will be on Tuesday, October 15, 2013 if needed.

Motion (NB) seconded (JK) to adjourn the meeting at 7:48pm, vote 3-0, unanimous.

Respectfully submitted,

Sheryl Lombardi