

Town of Paxton
Planning Board



Regular Meeting

Tuesday, November 12, 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: Dana Angelo (DA), Tom Reed (TR), Peter Bogren (PB), John Malone (JM), Roger Woods (RW), Jonathan Canfield (JC), Ashleigh Carrasquillo (AC), Marc Curtis (MC), Ronald Johnson (RJohnson), Melinda Johnson (MJ), Carol Riches (CR)

(NB) Chair called the meeting to order at 7:08pm.

Meeting Minutes

Motion (JK) seconded (RJ) to accept the minutes as written of October 15, 2013, vote 5-0, unanimous in favor.

Approval Not Required

Suomi St, Lots 4-10 (Map 13, Lot 5), owner Paxton Properties Realty Trust, Marc Curtis, Trustee. (RW) All of the lots meet all of the zoning requirements. (WB) The wetland delineation line disappears on lots 9 and 10. (MC) When the plan was done, we were using older information from six years ago but all of the wetlands have been reflagged since. We didn't worry about it because we weren't going near them, to build. We will be going to ConComm for lots 6, 9 and 10. (WB) The lot lines zigzag on lots 6 and 7. (RW) We had to do that to create enough buildable land. (NB) They meet the 150 ft. required for GRB, minimum width through building.

Motion (RJ) seconded (JK) to deny the application for ANR based on the recommendation from Town Counsel, vote 5-0, unanimous in favor.

New Business

(JC) Resident of 29 Holden Road, thought the egress on Holden Road was to be used for emergencies only. (PG) He had thought the same as did Jack Malone. (AC) Resident of 29 Holden Rd, said that promises had been made by JKScanlon and now it seems they aren't keeping to their word. (NB) Asked Dana Angelo how they work with Scanlon. (DA) Their company guarantees all of the loans, hires a third party management company and they manage all aspects of the project. We are aware of conversations that have been had regarding the egress. (NB) What can we do to appease the abutters? (DA) Signs will be installed saying, "Do Not Enter", on both sides leaving the parking lot. It will also be in the Rules and Regulations handbook given to all residents. (NB) What if people violate it? (DA) We would address it with the individual. (WB) What about coming onto the property? (TR) We could install posts with a breakable chain that can be driven over by emergency vehicles. (NB) I think it should be kept as an emergency only entrance/exit. (DA) We have other projects with emergency only egresses also which are not paved. This one has been paved already. We are willing to put signs internally and externally of the egress and work with the Fire Dept. to find a solution. We can locate signs at the end of the driveway as well.

(RJ) Presently, trucks leaving there are going to cause an accident. (DA) Construction is winding down and that won't be an issue much longer. The truck traffic has already diminished since most of the construction is done.

(JM) EA Fish has been very amicable each time we have dealt with them. They have been very professional and responsive.

(TR) Regarding 29 Holden Rd, we put the biggest trees we could find to border the property. We have met with Jose Carrasquillo and he was satisfied with what was done. (NB) To Ashleigh C. and J. Canfield, would you allow them to plant screening trees on your property? (AC and JC) responded yes. They will work with the developer in the near future to accomplish this. All present were satisfied with the outcome of the discussion.

Discussion regarding a proposed cell tower by AT&T at 196 West St., (JM) added that 2 Select board members are okay with the project and one is not and thinks it should go in the overlay district. (WB) Questioned the location, why there? And what about area airports? How high will it be? SL will submit these questions to the BOA for the hearing on 11/21/13.

The board had a short discussion regarding the FY15 budget. All agreed to level fund with the exception of the Regional Planning account, submit for \$1,217 adding a 2.5% increase. CMRPC may level fund but the Planning Board is not notified of the request from them until Jan/Feb.

Motion (WB) seconded (RJ) to level fund all Planning Board accounts for FY15 with the exception of Regional Planning, increase to \$1,217 if requested by CMRPC, if not level fund as well, vote 5-0 unanimous in favor.

Brief discussion involving Spaulding Woods. The landfill area has been mowed but not completely. Quinn Engineering notified the board in writing but did not specify a date. NB will find out from Kevin Quinn where exactly the boundaries of the landfill are.

Next meeting will be on Monday, December 9, 2013 if needed.

Motion (WB) seconded (JK) to adjourn the meeting at 8:25pm, vote 5-0, unanimous.

Respectfully submitted,

Sheryl Lombardi