

Town of Paxton
Planning Board



Regular Meeting

Monday, June 12, 2006

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis		x
Julie Jacobson	x	
David L. Bennett	x	
Henry B. Stidsen, Jr.	x	
Pamela Vasil	X	

Other Attendees: Paul Schold, JoAnn Schold, Melissa McKeon, Robert Clark, Raymond Daly, Robert O'Neil, Mike Putnam, Mark Wilde, Charles Bolster, Jack Malone, Fred Goodrich.

Julie Jacobson, the Vice Chairperson, called the Planning Board meeting to order at 7.10 p.m. The April 10, 2006 minutes were approved on a motion by H.S. and 2nd by D.B. (4-0).

Revision to previously approved ANR : Petitioners Paul and JoAnn Schold
0 Marshall Street (Map 21, Lot 2)

Paul and JoAnne Schold presented their revision to the Board. Lots 8,9,10 and 11 were being redefined to allow access to the back land. They confirmed that there is no wetland issue and all perks, other than on Lot 10 which has to be redone, have been completed. D.B. stated they will need to specify the upland requirement to pull the building permit.

D.B. moved for approval of the revision to the existing approved ANR, H.S. 2nd. (4-0).

ANR : Petitioners Robert P Clark and Raymond Daly
0 Pleasant Street, 1 new lot (Map 11, Lot 16)

The Petitioners requested a 1.7 acre lot on Pleasant Street to be subdivided out of the total 38 acre parcel. D.B. confirmed that they meet the setback requirements and there is sufficient frontage, however they are to take the wording Lot 2 out and replace it with remaining land.

D.B. moved for approval H.S. 2nd (4-0).

Glad Hill Associates

Mark Wilde confirmed that they are in favor of releasing Parcel C to the Town as this was always intended to allow access to the rear land. The Attorney's are working on the relevant documentation.

Glad Hill Associates are requested a refund of \$4,400.00 overpaid to the Town for the maintenance of the retention pond. An amount of \$500 had been paid per lot instead of the required \$300 per lot.

D.B. moved for approval to request the \$4,400.00 overpaid to be returned to Glad Hill Associates. H.S. 2nd (4-0).

Preliminary Plan : Owner Paul and JoAnn Schold
Applicant : Marshall Street Properties, LLC: 17 Lot Subdivision, Easterly side of Marshall Street
(Map 21, Lot 2).

After perusing the plan the Board felt that there were a few issues which would need to be addressed before a decision could be made. Paul and JoAnn Schold submitted a letter of extension to the Planning Boards' next meeting. D.B. moved to accept the letter of extension, H.S. 2nd (4-0).

- Mike Putnam, Superintendent of the DPW, advised that the Schold's were allowed two water hook-ups last year and any further hook-ups would have to be approved by the Water Board. Fire protection is also something which needs to be addressed.
- A Stormwater Management program will need to be put in place.
- They will also need to look at the affordable housing as every sixth house lot is required to be an affordable housing unit.
- All existing structures are to be shown on the plan.
- Await feedback from other Boards.
- A copy of the plan is to be submitted to David Ross Associates for their comment.

The next meeting of the Planning Board is to be held July 10th, 2006, unless otherwise specified.

Meeting was adjourned at 8.30 p.m. by a motion from H.S. and 2nd by D.B.
Approval was unanimous (4-0).

Respectfully submitted,

Tracey Coetzee