



Regular Meeting

Tuesday, August 1, 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, Mike Putnam (DPW Superintendent), Ronda Tawadros (Land Planning)

Julie Jacobson, the Vice Chairperson, called the Planning Board meeting to order at 7.02 p.m. The June 12, 2006 minutes were approved on a motion by D.B. and 2nd by H.S. (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).

Paul Schold mentioned that a hydraulic model was to be completed by Tata and Howard. Mike Putnam, Superintendent of the DPW, confirmed that this study has been done and he had received the study. (Copy attached).

Rhonda of Land Planning gave a presentation addressing some of the sight issues mentioned in respect to the intersection of Road C on Marshall Street.

Sight distance available for Road C is more than 400 feet of stopping space from the edge of the pavement. The required stopping sight distance for the State Highway is 200 ft for a speed limit of 30 m.p.h. Ronda confirmed that more information will be provided in the Definitive Plan.

Mike Putnam, DPW Superintendent, Bob Derosier, Chief of Police and Sue Brackett of David Ross and Associates did a site walk and were all in agreement that the elevation coming down does not show very clearly on paper. The cars speed on this road in both directions. A recommendation was made that a professional Traffic Study be done for the average speed of 40 – 45 m.p.h. even though the road is posted 30 m.p.h. This should not hold up the process, but will need to be shown in the Definitive process.

H.S. moved for a comprehensive Traffic Study to be done in the Definitive process. J.J. 2nd. (4-0)

Water - The report from Tata and Howard showed that the fire flow numbers are not adequate so it appears that some improvements need to be made and are recommending the increase of some of the water main sizes. Mike Putnam is to present this to the Water Board at their next meeting and to discuss with Tata and Howard the alternatives. At this point the Fire Chief also needs to be involved and give his recommendations.

Dave Bennett stated that even with wells there is still a need for fire protection and this issue must be addressed. Paul Schold suggested a pumping station with a holding tank for fire etc but would prefer to be on Town Water. He will get the opinion of the Engineering Company to get alternatives as well as go before the Water Board.

The Board discussed the requested waivers submitted by Land Planning (copy attached)

- Pavement width required 28', requesting a width of 22', DPW agreed to 24', no less. There is less storm water runoff and is still manageable for plowing.
- Side walk on both sides is required, requesting one side of road, DPW agreed to 5' one side.
- Bounds required 4' granite, requested 3' long concrete w/drill hole.
- Grass Plot between road and sidewalk is a requirement, DPW suggesting 4' grass plot.

D.B. moved to approve the Preliminary Plan with the above waivers summarized as:

- 24' road
- 5' sidewalk on one side
- 4' grass plot
- Concrete bounds
- Cape cod berm

- In addition, a full traffic analysis of the intersection of Road C at Marshall Street is to be done.
- There is to be a resolution to the volume pressure of water.
- The Definitive Plan must show the upland requirement on each parcel.
- Affordable housing is to be addressed. Every sixth house lot is required to be an affordable housing unit.

P.V. 2nd (4-0).

CMRPC

Reappointment of Pamela Vasil as the Paxton Planning Board Delegate FY07, approved on a motion by J.J. and 2nd by D.B. (4-0).

MASTER PLAN COMMITTEE

The Board approved the appointment of the members to the Master Planning Committee as per the attached list, on a motion by D.B. and 2nd by P.V. (4-0).

MOLUMCO DEVELOPMENT CORPORATION

Return of Baxter Drive Bond

Calvin Moore of Molumco Development Corporation requested, in writing, the return of the \$6000-00 bond that the Board has been holding as surety for the past two years.

The Board would like to see the full file of the property and will finalize this at their next meeting.

AUTHORIZATION AND REORGANIZATION OF THE PLANNING BOARD

Chairperson	-	Neil Bagdis	proposed by D.B., 2 nd J.J. (4-0).
Vice Chairperson	-	Julie Jacobson	proposed by H.S., 2 nd by D.B. (4-0).
Clerk	-	Henk Stidsen	proposed by J.J., 2 nd by P.V. (4-0).

The next meeting of the Planning Board is to be held September 11th, 2006, unless otherwise specified.

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

Respectfully submitted,

Tracey Coetzee