

Town of Paxton Board of Selectmen

Regular Meeting Minutes

Monday, September 28, 2009

Members Present: Michael Quinlivan, Chair,
Fred Goodrich, Vice Chair
Bill Trotta, Clerk

Charles Blanchard, Town Administrator

Attendees: See attendee list

The Chairman called the meeting to order at 7:00pm.

Motion to approve the minutes of the September 8, 2009, BOS meeting with corrections, the minutes of the September 14, 2009, BOS meeting with corrections and the minutes of the September 21, 2009, BOS meeting as submitted (FG) second (WT) all in favor.

Edward Blanchard, Atty. Louis Mountzoures and David Richards were present to introduce themselves and the Muir Meadow project to the Board of Selectmen. Atty. Mountzoures explained that the application for site approval for a future Chapter 40B project had been submitted to MassHousing for approval.

He said the standard for this type of an application is a very preliminary set of plans at this stage. If the site application is approved a much more detailed application would be submitted that would comply with all the requirements of Chapter 40B. He then gave a brief description of the project, a brief history of previous steps taken to develop the site and stated that due to the zoning of the site they felt the only option left to them was a 40B project.

The Chairman opened the meeting for questions for those in attendance at the meeting.

Mr. Christian Baehrecke of 20 Indian Hill Road stated that:

- 150 units were absurd for this site which is all wetlands and within the Worcester watershed protection district
- There is a very high water table in that area so a septic system would be a problem
- The project would put the town over the amount of water that can be purchased through the agreement with the City of Worcester
- 300 cars would create a traffic problem, MassHighway would have to widen Route 122 and put in a traffic light – the road is dangerous already and this would make it far worse

Mr. Richard Fenton of 3 Nipmuck Road stated that:

would be young families with children. The 300 children for this project would be nearly half of the current enrollment at the Paxton Center School which would add to school costs to create a financial disaster for the Town of Paxton.

- Regardless of what is done on Route 122, the bottleneck is Tatnuck Square which no one can do anything about
- This land drains into Southwick Pond which supplies the Worcester drinking water reservoirs
- Route 122 has been designated the Lost Villages Scenic Byway and this project would have a very negative impact on that

Atty. Gary Goldberg of 15 Cutler Road stated that:

- This project would add 10% to the total number of dwellings in Paxton and is much too large
- Later, he added that the Board of Appeals can turn this down by simply saying “no” since the number of units are greater than the 6% maximum allowed under 760 CMR 56.03

Ms. Lisa Paciello-Reece of 5 Cutler Road stated that:

- This project would be in their back yard
- They moved from Worcester to Paxton for the excellent school system with no more than 20 students in a class – this would make the class size over 30 students – our students should not have to suffer for this project
- This project would bring in children who would ride their bikes on Route 122 and try to cross it which is a safety concern
- A lot more thought must go into this before the Town needs to approve it

Ms. Anita Fenton of 3 Nipmuck Road stated that no city or town can absorb a 10% increase in its size which this project would do for Paxton

Mr. John Malone, Chairman of the Paxton Water Commission stated:

- The developer will have to contact the Town’s consultant to have the computer model they created calculate what needs to be done in order to provide water to this project
- A nine house subdivision on Marshall Street required a large upgrade to the water system which may or may not be the case here
- As Mr. Baehrecke said, we have a limited amount of water we can purchase from Worcester and this combined with Anna Maria College’s needs will definitely put us over that limit

Atty. Louis Mountzoures stated again that the application was very preliminary, the units were 2½, not 3 stories, the impact on the wetlands is not that severe and that they have had many

Mr. Edward Blanchard thanked the Board and the people at the meeting for their input and said that they would consider the concerns that have been raised.

Mr. John Reece of 5 Cutler Road asked what was wrong with just building 8 houses, and also expressed concern about the loudness of the pumps in the on site sewage treatment system.

(WT) asked (CB) to calculate the expected annual taxes this development would pay. Mr. Fenton said it would be \$2,000 for each of the affordable units and \$3,000 for each of the market price units.

(CB) gave an update on the Public Safety Complex, followed by the Town Administrator's update. The Board agreed with the concerns expressed by (FG) regarding a new sign for the Worcester Airport on the Common and also in front of Country Bank. (CB) will convey these concerns to Mr. Niddrie. (CB) reported that only two part time employees would qualify for the extension of benefits to part time employees working 20 or more hours a week. The Board deferred taking any action on this until they are reviewing personnel policies later in the year.

At the request of the Town Clerk, a motion was made by (FG), second by (WT) to appoint Gerald Teran of 8 Nipmuck Road to the Board of Registrars, all in favor. Mr. Teran is the nominee of the Democratic Party.

The Board reviewed correspondence with no discussion or actions.

Motion (WT) seconded (FG) to adjourn meeting at 8:10 PM.

Respectfully submitted,

Charles T. Blanchard
Town Administrator