

Town of Paxton  
Planning Board



Approved 6/13/22

Regular Meeting and Public Hearing

Monday, April 11, 2022, at 7:00pm held at the John Bauer Senior Center, 17 West St, Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Robert Pelczarski	X	

Other Attendees: Kevin Quinn (KQ), Kim Ames (KA), Kenneth Carlson (KC), Bonnie Farrell, Michael Barbera, Mike Keagan, Joyce Keagan

(NB) called the meeting to order at 7:00 pm.

Meeting Minutes

**Motion (RP) seconded (RJ) to accept the minutes as written of March 8, 2022, vote 5-0, all in favor.**

Storm Water Permit/SPR

5 Camp St., owners Bonnie Farrell and Mohsen Sadegh, to build a SFR. (KQ) The lot is 16 acres and the driveway is approximately 800 ft. long. The driveway passes through wetlands. There will be a swale on the left side of the driveway up to the wetlands. It will outlet into the wetlands. The driveway from the house will have a swale on the west side. There will also be two culverts in the wetlands for the driveway which will discharge into the wetlands too. We are also asking for relief of the Attenuation Standard, in the Paxton Storm Water Regulations, 7.0 B.5. (NB) What is the maintenance plan? (KQ) The owner will be responsible for any maintenance. Regarding the basin, it is designed for the 100-year storm, no one will be affected if the basin fails. The size of the lot has much to do with the impact on other properties.

(KC) What happens if the wetlands change? (KQ) It is difficult to regulate changing conditions. If it happens, it can be dealt with at that time.

**Motion (RJ) seconded (HS) to approve the Storm Water Permit and Site Plan Review for 5 Camp St. with the following conditions, vote 5-0, all in favor.**

1. Waiver of the Attenuation Standard from the Storm Water Regulations, 7.0 B.5.
2. The property owner will maintain the detention pond with at least two (2) mowing's per year.
3. An annual inspection will be done of the swales and culverts at the owners' expense by a registered engineer.

New Business

Discussion regarding a proposal of a zoning bylaw to regulate level 3 sex offenders in Town brought forward by resident Andrew Palumbo. (AP) He wants to protect certain areas in Town from the offenders. (NB) Don't they need to register with the local police department? (AP) Yes, but this adds a level of protection for children. (NB) Are there other communities in MA that have this in place? (AP) Leicester and Wellesley have similar bylaws. (RP) The section that mentions, if this is passed at Town Meeting, any offender currently living in Town that doesn't meet the criteria of the bylaw will be forced to move. I think this will create a serious litigation problem for the Town. (NB) We would like to see more documentation from other communities to justify the 1500 ft. distance and explained the process for a vote at Town Meeting.

Discussion regarding Olivia Knoll/Spaulding Woods Subdivision. Kim Ames (KA) stated that an asbuilt is almost finished. She asked to modify the tree plan to different tree types and less of them. She said the Tree Warden recommended other types of trees than the ones listed on the plan. (NB) The board will not defer from what is on the approved plan. Do you have something in writing from the Tree Warden about the types of trees?

(KA) I will work on getting it. Also, there are 5 or 6 trees already planted, mostly from the homeowners. (NB) We'll need all of the trees marked on a plan and/or on the ground of their placement. (JK) We also need something in writing regarding the maintenance of the landfill area. (KA) It has been mowed as required. (JK) It has not. (KA) I will find out why it hasn't been done. (NB) Lastly, I wanted to bring it to your attention that the Light Dept. has informed me that the poles need replacement. They are not a type of light pole they use therefore when the road is accepted, it would be costly and difficult to replace, especially since they were not involved in the installation of the three there now. The Light Dept. will be formally informing you of this.

A brief discussion regarding the MBTA Communities proposed zoning bylaw amendment. Letters were sent to the State from the Town Administrator and another from State Sen. Gobi and State Rep. Ferguson. The online questionnaire will be completed by the May 2<sup>nd</sup> due date.

**Motion (RP) seconded (HS) to adjourn the meeting at 8:28 pm, vote 5-0, all in favor.**

The next meeting, if needed, will be on Monday, May 16, 2022.

\*\*documents referenced located on file in the TSC office

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sheryl Lombardi". The signature is written in a cursive, flowing style.

Sheryl Lombardi