



Regular Meeting

Monday, September 12, 2005

ATTENDANCE:

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

Other Attendees: Eric Howe, Janice Stewart, Robert Stewart, Mark Wilde, Matt Wilde, Mike Putnam; Kevin Quinn, Lou Montzoures, Jonathan Finkelstein, Claire Rainville. Cheryl Wood.

Julie Jacobson, the Vice Chairperson, called the meeting to order at 7.05 p.m. The July 12, 2005 minutes were approved on a motion by D.B. and 2nd H.S. (4-0.)

Glad Hill Associates LLC , Wilde Wood DR

Mark Wilde confirmed the road will be done by the end of August and believed they will be all set to hand over the road at the Town Meeting. At this point they don't have a date for the Town Meeting.

- He presented a letter from Andrysick Land Surveying summarizing the actions still to be taken (copy attached).
- Glad Hill Associates have been working on the check list together with Mike Putnam, Superintendent of the DPW.
- Lot 11,12 and 16 are left to develop,. By the time they turn over the road, these lots will be under construction. When they leave the 3 lots will be cleaned and prepped as if they were finished. They will also have installed a 15ft buffer strip in the driveway to wash the tires of the trucks that come in and out to keep the trash to a minimum on the top coat.
- Catch basins 7 and 9, in front of Lot 5, were put in 180 degrees backward and will be repaired. Discussed several options to fix it and M.P.s recommendation is to jack hammer them up and reinstall them correctly. This will be done tomorrow. The berm between lot 5 and lot 6 will be totally replaced so there will be no patches.

M.P. had some concerns on the handicap ramps. M.W. explained that a few years ago there was the issue of where the structures were going to be placed for the underground utilities versus where it was specified on the Definitive Plan. During Phase 1 the Light Department did not set things back far enough, so they could only put in a 4' paved walking surface. They had a meeting with N.B. on site concerning the width of the sidewalk and grass plot that was going to be left as a result of the installation of the utilities. They ended up with average of 4.8ft. 2 ft on grass plot versus 4 ft doesn't give enough area to run a pitch for a wheelchair ramp. Definitive plan had no sidewalk on the opposite side. Glad Hill had to make the entrance look clean and have handicap ramps so they entered the curb on the side that didn't have the sidewalk, blew it into the back of the sidewalk and used the existing ramp that was there. The same thing was done on the other side so that the ramps would widen up. One of the concerns was that we had a catch basin grate that ended up within the sidewalk where two sidewalks met. M.P. had concerns about icing and wanted to see the radius being widened.

Both detention ponds are working well. In June, detention pond 1 had a small problem with about 6" of water being retained in the lower section because of leaf accumulation around the inlet pipe. A cone system around the inlet pipe was developed and it has been dry since. Glad Hill discussed the maintenance required around the pond with M.P. which is 1 day a year in August to mow. A fund has been set up with \$11,000-\$12,000 which will be turned over to the Town when the road has been accepted for future maintenance. M.P. advised that additional loam should be placed along the edges of sidewalk. Work has already started.

Mr. and Mrs. Dix, owners of Lot 10, wanted their driveway far to the right as possible and by doing this they ended up with a catch basin within their driveway area. Two options 1) move driveway at no cost to the homeowner and 2) leave as is and obtain a waiver from the homeowner signing off on it. Homeowner chose to sign off and the original letter confirming this was handed over to the Planning Board. M.P. confirmed that there is no problem with the functionality of the catch basin.

M.P. noted that everything is clean and organized and grass is growing everywhere. M.W. confirmed the completion of the road including tree plantings. Hydrants pulled up in compliance. When the road is turned over there will be nothing left to do. A preliminary as built was presented to the Board as the final as built can only be presented once the topcoat has been done. Everything has been located and is 100 % as per the Definitive plan with the exception of the handicap ramps. Two days after the top coat is done, the as built will be prepared. D.B. questioned the change of Engineers. Mark confirmed that it is the original engineers just a different Company name.

Woodland Heights LLC, Highland Village

Kevin Quinn of Quinn Engineering submitted his progress report to the Board, (copy attached).

Scot Holmes requested the stone wall to be adjusted a little more. The hay bales that appear to encroach on their property have been relocated. Quinn Engineering would like to go in front of Conservation to request the removal of the hay bales and to seed and stabilize where the hay bales were.

The sections in front of the properties up and down Highland Street have been loamed and seeded and for the most part have taken. M.P. confirmed.

Top of septic system scheduled for hydro seeding.

Lou Montzoures advised that there is a septic system maintenance account, as per the requirement of the special permit. \$ 50,000 from the sale of the units with another \$50,000 over the next five years. They are ready to start funding that and would like to know how to set that account up. D.B. requested them to send a letter to the Board and the Board will get back to them on how to set up the account.

Trash and Snow removal – there is an interim period where the developer operates the condominium and at some point it will be turned over. They are basically handling this in-site with the site contractor and are also talking to Central Mass to see about having a contract with them. The Contractor on site will plow. There was some confusion as to whether the Town is going to pick up the trash. They would like the town to pick it up and since they are private would pay to have their trash removed through the Town of Rutland or Town of Paxton. D.B. advised that this is something that they could follow up with the Town and determine once the project has been finished.

L.M. presented a copy of the contract from Whitewater who will maintaining the Highland Village wastewater pumping station.

PUBLIC HEARING **Highland Village SRD**

J.F. presented the application to remove 35 Forestdale Rd from the rest of the development. This will entitle the owner to sell the lot. There will be no change in access or grounds. D.B. passed a motion to accept which was 2nd by H.S. All in favor (4-0) No comment from the Public.

Special Permit : 0 Grove ST (Map 24, Lot 10)

Claire Rainville's surveyor did not arrive but she decided to continue. All wetlands had been flagged pertinent to showing the upland requirement. Conservation Commission signed off on flagging of wetlands. The R factor had been recalculated. The upland had been noted without using the Right of Way. D.B. looked over the plan and confirmed the lot has been straightened and that the Parcel C of land will be conveyed to the abutter. M.P. mentioned the right of way of the Town has a drain that runs down the driveway which is the drainage from Grove Street, the question was whether the Town has an easement and has access. Previously when Claire had looked for a record there was none. It is something which needs to be looked into. D.B. confirmed to M.P. that the deed states there is an easement for all purposes.

Robert Stewart of Brumbo Brook felt that legally you shouldn't be allowed to change the size of a lot for convenience. He would prefer not to see it changed. D.B. confirmed she had applied under bylaw 4.4.7. under which she didn't require the full lot size. It was done at the Planning Board's request to comply with section 4.4.7.

Eric Howe of 378 Grove Street viewed his grievances to the Board asking who is going to maintain this road, plowing etc. He will be watching very carefully and feels that the petitioner has just been wearing the Board down even after they had been putting up roadblocks. He doesn't feel this should be a buildable lot and he wants it to be known that he will be watching this project very carefully.

J.J. We didn't put up roadblocks but they were more issues of items which had to be resolved before the Board could approve. Since all the requirements have been met the Board has no reason to deny. M.P. asked if Conservation Commission is in agreement with building on this lot? Their approval is not required as there are no wetlands on the area in question. D.B. agreed that it complies with our bylaw. J.J. Eric Howe's point is taken. D.B. approved and H.S. 2nd (4-0)

Renewal of Temporary Accessory Apartment Permit : Robert Tracy

Before we can renew the existing permit, J.J. requested to see the original application for an accessory use apartment so we can compare and see what has changed, as there have been some upgrades. Mr. Tracy will report back at the next meeting.

Renewal of membership for Massachusetts Federation of Planning and Appeals Board, Inc

This was approved by D.B. and seconded by J.J. (4-0) to continue with the membership for the Massachusetts Federation of Planning and Appeals Board, Inc.

The next meeting of the Planning Board is to be held October 17th, 2005.

Meeting was adjourned at 9.05 p.m. by a motion from H.S. and 2nd by J.J.
Approval was unanimous (4-0).

Respectfully submitted,

Tracey Coetzee