



Regular Meeting

Monday, September 11, 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: Steve Wallace, CMRPC, Venerika Qirici, Kevin Quinn, Maria Hopkins, Rob Boyd, Mr. Faucher

Neil Bagdis, the Chairperson, called the Planning Board meeting to order at 7.08 p.m. The August 1, 2006 minutes were approved on a motion by J.J.. and 2nd by D.B. (4-0). Neil Bagdis abstained as he was not present at this meeting.

CMRPC – Steve Wallace

Helping Town put together the Master Plan and I am working on Town Government chapter. Part of that go around to all dept and boards and interview on how they operate.

- 5 members,
- no alternative,
- elected 5 year terms
- administrative support tcs and tcs planning board secretary Tracey Coetzee 20 hours a month
- tcs, 3 hours a week +/-
- budget for current fiscal year \$2200
- used for training, classes, meetings
- membership and dues
- Planning Board agenda , forms available at TH. In 48 hours prior to meeting to be placed on Agenda.
- Planning Board check it for completeness.
- Ross and Associates Engineer on subdivisions.
- Process of subdivision begins on date of application.
- Memo and plans distributed to all departments for comments and feedbacks if required.
- Occasional site walks, where the Board feels it is necessary and/or relevant.
- Notice of decision sent to Town Clerk by Tracey Coetzee and to be sent to applicant.
- Permits for Accessory Use apartments.

What Zoning or Regulatory tools do you wish you had but don't have right now?

D.B. requires feedback from Zoning Board on variances which should be submitted to us for our comments. As a board we should be looking at their recommendations and have the opportunity to give the ZBA our feedback

J.J. would like to see more technology, and have certain items electronically done to allow everyone access to updated information at the same time. Add a parcel data base a possibility.

General discussion on the primary concerns future development of Paxton. D.B. we need to encourage reasonable growth.

Recently updated our Rules and Regulations, including affordable housing bylaw.

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 requires a letter from the DPW and the Building Inspector confirming that their have been no issues with the lots involved. D.B. moved to approve to return the \$6000 subject to the DPW and the Building Inspector agreeing that there is no issue. J.J. 2nd (5-0).

ANR – Richard and Elna Faucher, Davis Hill Rd, 1 new lot (186D) Map 18, Lot 186

The Board reviewed the ANR and requested a revision of the mylar as the present one is incomplete. They are required to show location of wells, all buildings, and the position of the lot. J.J. moved to continue until the next meeting on October 16th, 2006. P.V. 2nd (5-0). Nancy to give copies of page 9-11 of Rules and Regulations to Mr. Faucher to pass onto his Engineer.

Membership for Massachusetts Federation of Planning and Appeals Board

The Board approved membership to the above Board, on a motion by D.B. and 2nd J.J. (5-0).

Renewal Permit for Temporary Accessory Apartment – David M Richards, 205 Pleasant St, Paxton

Approved by D.B., 2nd by H.S. (5-0).

Permit for Temporary Accessory Apartment – Venerika Qirici, 47 West St, Paxton

The Board reviewed the plans and agreed that all conditions had been met. D.B. moved to approve subject to a copy of the plan to be submitted to the Board for a file copy and subject to the Board of Health giving the Planning Board notification that the septic system is satisfactory. H.S. 2nd (5-0).

ANR - Maria Hopkins 47 West Street, Paxton

Kevin Quinn discussed the plan shows 2 lots which are both buildable lots. Upland is 70 % of required area. Would like to access the lots with minimal disturbance of the wetlands. After looking at the plans N.B. suggested that the plans are passed through Conservation Commission first. D.B. indicated that since the plan failed to show adequate access to the property the plan shouldn't be approved. Will return at the next Planning Board Meeting.

The next meeting of the Planning Board is to be held October 16th, 2006, unless otherwise specified.

Meeting was adjourned at 9:07 p.m. by a motion from P.V. and 2nd by H.S.
Approval was unanimous (5-0).

Respectfully submitted,

Tracey Coetzee