

Town of Paxton
Planning Board



Regular Meeting and Public Hearing

Monday, September 11, 2017 at 7:00pm 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	
Richard Doughty		X

Other Attendees: Kevin Quinn (KQ), Bonnie Courtemanche (BC), Bob Nichols (BN), Jack Sharry (JS)

(NB) called the meeting to order at 7:08 pm.

Meeting Minutes

Motion (HS) seconded by (JK) to accept the minutes of August 21, 2017, vote 3-0, all in favor.

Public Hearing

Storm Water Permit, Sweetpea Friends of Rutland Animals, (KQ) There will be a drywell installed to collect the water that will recharge more than the additional roof area. The new building will be 1590 sqft. larger than the existing. Also, there will be slightly less pavement than existing now. A small area will be resurfaced to meet handicap accessibility. A letter was received from Ross Assoc. and reviewed by the board and applicants representatives. (NB) The existing septic system is not adequate in size. (KQ and BC) Yes, they are aware and have spoken with the Sanitary Insp. There is ample space available for a new system but are not sure if it will disturb more than 10,000sqft.

Motion (JK) seconded (HS) to approve the Storm Water Permit as submitted for Sweetpea Friends of Rutland Animals, 1090 Pleasant St, vote 3-0, all in favor.

Old Business

Bob Nichols and Jack Sharry, Trustees at Highland Village, to discuss the status of the Planning Boards previous request to the parties of interest for Highland Village. The board received one response from M. Lussier and he basically stated that the road construction was not his responsibility. Town Counsel suggested that the Trustees do a title search to find out the chain of ownership that is held presently. (BN) We will do that through an attorney. But once we've identified them, we will look to the Town to force the developer to finish the road, top coat. We feel the agreement between the Town and the developer shows that the Town has the authority to enforce. (NB) The road or private driveway will remain private and won't be accepted by the Town so it makes it difficult to enforce the same standards. By Gapco doing work to the roadway recently, it shows precedence of responsibility. (JK) Two things need to be determined, the developer or owners of who they are and where the Town and Trustees stand legally. (NB) Asked if BOS or Town Admin. Could give approval to go forward with Town Counsel.

(NB) Asked for an agenda to be posted for the next BOA meeting on Sept. 28 in case more than two members are present. Send a memo to the BOA with the following comments regarding the Special Permit and Variance applications: 1. The zoning, changing from a residential use on the property to a strict business use. 2. The septic system needs to be upgraded. 3. If there should be 24 hour presence on the property in case of emergencies.

Motion (JK) seconded (HS) to adjourn the meeting at 8:28 pm, vote 3-0, all in favor.

The next meeting, if needed, will be Monday, October 16, 2017.

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

Respectfully submitted,

Sheryl Lombardi