



Regular Meeting and Public Hearing  
Monday, October 16, 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: Dean Sokos (DS)

(NB) called the meeting to order at 7:03 pm.

**Meeting Minutes**

**Motion (JK) seconded by (HS) to accept the minutes of September 11, 2017, vote 3-0, all in favor.**

**Approval Not Required (ANR)**

489 West Street, owner Maureen Glowik, ANR to create two new lots. The applicant nor engineer were present to answer the board's questions when reviewing the plan. The members questioned the reasoning of three frontages for the remaining land, as described on the plan.\*\* Why does Lot 1 not meet together with Lot 2 as opposed to having the remaining land have frontage in between. The remaining land also needs a Regularity Factor on the plan.

**Motion (JK) seconded (RJ) to continue the ANR application for Maureen Glowik, 489 West St, vote 4-0, all in favor.**

**New Business**

Dean Sokos, the developer/contractor for 929 Pleasant St, M11, Lot16, came before the board to ask, per the Building Comm, for permission to proceed with the foundation of the new house before officially receiving approval of a SPR and Storm Water Permit, to be coming up for public hearing in November. (DS) He would sign an affidavit to say he would work at his own risk. He wanted to get the foundation in before the cold weather. (NB) We've noticed site work happening at the property. (DS) The driveway will be paved very soon. The board members took a look at the plan submitted for the upcoming hearings to get a visual of the site to have an understanding of what Mr. Sokos was asking. It was noticed that some abutters where not shown on the plan and the Regularity Factor, 0.31 did not conform with the Zoning Bylaw, 4.2.1, requiring 0.40 or greater. Also, the plan is confusing as to where the correct property lines are for the lot. It seemed to differ from the Definitive Plan of neighboring Spaulding Woods. The Towns Engineer review would most likely address this but all the better to correct it before. The board did not agree to give permission to go ahead with the foundation.

Richard Doughty submitted a letter of resignation this week, 10/16/17, which is on file in the Town Clerks office, stating his current work schedule will not allow him to be part of the board.

**Motion (JK) seconded (HS) to adjourn the meeting at 8:08 pm, vote 4-0, all in favor.**

The next meeting, if needed, will be Monday, November 13, 2017.

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

Respectfully submitted,

Sheryl Lombardi