

Town of Paxton  
Planning Board



Regular Meeting and Public Hearing  
Monday, April 23, 2018 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           |            |
| Open position         |             |            |

Other Attendees: Chris Keenan (CK), Mark Nolan (MN), Jim O'Brien

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

**Meeting Minutes**

**Motion (JK) seconded by (RJ) to accept the minutes as written of March 26, 2018, vote 3-0, all in favor.**

**Temporary Accessory Use Apartment**

46 Brooks Road, owners Karen Hyson and Heather Larson, renewal, application and fee was received stating no changes to the premises.

**Motion (JK) seconded (RJ) to approve the TAUA renewal application for Karen Hyson and Heather Larson of 46 Brooks Road, vote 3-0, all in favor.**

**Site Plan Review**

14 Nipmuck Road (M27, Lot 135), owner Mark Nolan, application for Site Plan Review for the construction of a new SFR. (CK) Mr. Nolan plans on building a two bedrooms home with a garage under to take advantage of the slope of the lot. There will be a silt fence all around the scope of the work area. Storm Water requirements would have called for a complete clearing of the trees. We felt it best to leave some vegetative buffers for the neighbors. (MN) Part of the Variance given for the lot by the BOA was that a tree line remain as a buffer. (NB) Cautioned that the work area be staked off to not go over the 10,000sqft. of disturbance.

**Motion (RJ) seconded (JK) to approve the Site Plan Review for 14 Nipmuck Road, owner Mark Nolan, with one condition, vote 3-0 all in favor.**

1. To stake the silt fence to stay within the limit of work area.

**New Business**

Discussion regarding extending the Recreational Marijuana Moratorium per advice from Town Counsel. Currently, the Moratorium ends Dec. 1, 2018. There has not been enough time to develop a regulating bylaw. It is recommended that the Town extend the date to be June 30, 2019 in order to give the Town adequate time to pass a bylaw at the next Town Meeting in May of 2019. The time extension amendment would need to be done for a Special Town Meeting most likely to be held sometime in the summer. SL will work on scheduling a hearing.

The members signed the Registry of Deeds authorization for FY19.

(NB) Asked when the Def. Plan is going to expire for Spaulding Woods? It expires, 7/10/18. (JK) There is other activity happening at the site other than the preparation of lots for the subdivision. It seems other entities are also using the property such as for logging and debris grinding. SL will ask the ZEO about the activity there.

**Motion (RJ) seconded (JK) to adjourn the meeting at 7:46 pm, vote 3-0, all in favor.**

The next meeting, if needed, will be Monday, June 11, 2018

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

Respectfully submitted,

Sheryl Lombardi