



Regular Meeting and Public Hearing
Monday, June 11, 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: Kevin Quinn (KQ), Bob Clark (BC), Samuel Rosario, Joanne Sharac, Rachel Ettinger, Elizabeth Campanale, Steven Campanale, Ruth Davis

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

Meeting Minutes

Motion (RJ) seconded by (JK) to accept the minutes as written of April 23, 2018, vote 3-0, all in favor.

Temporary Accessory Use Apartment

34 Holden Road, owner Robert Tracy, renewal, application and fee was received stating no changes to the premises.

Motion (RJ) seconded (JK) to approve the TAUA renewal application for Robert Tracy of 34 Holden Road, vote 4-0, all in favor.

112 Holden Road, owner Luis Yopez, renewal, application and fee was received stating no changes to the premises.

Motion (JK) seconded by (RJ) to approve the TAUA renewal application for Luis Yopez of 112 Holden Road, vote 4-0, all in favor.

Site Plan Review

607 Pleasant Street (M19, Lot 186), owner Wolcot-Marshall, Inc. a.k.a. Dunking Donuts, application for Site Plan Review for the construction of a drive thru window. (KQ) An issue regarding the location of the septic system has come up this morning and a revision will be required to the plan so we are asking for a continuance till the next meeting date. It was determined later in the meeting that Monday, July 16, 2018 would be the next date. A signed continuance was received. **

Motion (NB) seconded (HS) to continue the Site Plan Review hearing for 607 Pleasant Street, vote 4-0 all in favor.

Recreational Marijuana Moratorium Bylaw Amendment

It was recommended by Town Counsel that the date for the expiration of the Moratorium be extended to June 30, 2019 from December 1, 2018 as to allow for a bylaw to be written to regulate the Recreational use/sales of Marijuana according to State Regulations. There was no one present to disagree.

Motion (RJ) seconded by (JK) to amend the Recreational Marijuana Moratorium expiration date to June 30, 2019, vote 4-0, all in favor.

New Business

A written request to extend the expiration date of the Definitive Plan for Spaulding Woods was received by the Planning Board** (KQ) The present condition of the subdivision is that it has been cleared, rough grading, a culvert has been installed and there is no gravel in the road. (RJ) Why has it taken so long for work to progress? (KQ) The owner hasn't been in a financial position to proceed. We need to go to the Water Board with a proposal for a revised water line. The water line loop that was intended to be built is expensive and not productive. We are asking for a 90 day extension to the current plans expiration date of July 10, 2018 for the opportunity to exhaust options with the water line. The board was concerned with the activity that has been going on at the property over the years. (BC) That will no longer be happening. (NB) The DPW has expressed that the road, in its present inspection status, will not be accepted by that department. (KQ) We may have to dig up the culvert to assess the work done and anything else that has not been inspected thus far. (BC) I've spent a lot of money on this property and did the Town a favor by finishing what they started. The Town was supposed to cap the dump and didn't. (NB) That doesn't have any bearing on what is in front of us now and you as the owner must take all responsibilities as such. (RJ) Added that it is

not the Planning Boards problem of what the cost is to do work that was approved six years ago. (NB) If we give the extra time, will the work be done? (KQ) Yes, we are meeting later this week with the Water Dept. and we can meet the other conditions. He said he would also reach out to the DPW.

Motion (HS) seconded (RJ) to extend the Definitive Plan expiration date for 90 days to October 8, 2018, vote 4-0, all in favor, with the following conditions:

- 1. Give a status report on the efforts with the Water Board**
- 2. Inspections on the road work that has been done**
- 3. Notify the board regarding the mowing of the landfill**
- 4. Limit access to unauthorized vehicles on the property after hours**

Authorization and Reorganization for FY19

After brief discussion, the board agreed to reorganize in the same manner as FY18:

Chairman – Neil Bagdis

Vice-Chair - Hand Stidsen Jr

Clerk – Robert Jacobson

Motion (RJ) seconded (JK) to reorganized for FY19 as stated above, vote 4-0, all in favor.

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

The next meeting, if needed, will be Monday, July 16, 2018

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi