



Regular Meeting and Public Hearing  
Monday, October 15, 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	
Samuel Rosario	X	

Other Attendees: Kevin Quinn (KQ), Bob Nichols (BN), Christine Riley (CR), Ann Connolly, Dean Sokos, Robert Clark (RC), James Vevone (JV), Candance Nichols, Ellen Ruane, Mike Putnam

(NB) called the meeting to order at 7:02 pm.

**Meeting Minutes**

**Motion (JK) seconded by (RJ) to accept the minutes of Sept. 10, 2018, as written, vote 4-0, all in favor.**

**Temporary Acc. Use Apartment**

168 Suomi St, owners Brian and Marybeth Galvin, renewal, no changes to the property.

**Motion (HS) seconded by (SR) to renew the TAUA special permit for 168 Suomi St, vote 5-0, all in favor.**

**Special Permit**

Highland Village (M18, Lot 24), applicant Michael Lussier and Son, to amend the existing Special Permit to extend the timeframe for completion of the road. (JV) Mr. Lussier has not responded to any attempted communications from the Trustees. The raised structures in the road are a safety issue amongst others. And, because the road, although private, is part of the Special Permit for the development it needs addressing as it is needed to continue construction. Since Mr. Lussier was not present, the Trustees were asked what they would like to see done. The Trustees would like a date set for completion of the road and a bond received, as agreed, from Mr. Lussier. The Special Permit is being amended to bring it into compliance. (RJ) It is important to protect the residents also. (JV) The residents want the project completed which includes the road.

**Motion (SR) seconded by (HS) to approve an amendment to the Special Permit with the following conditions, vote 5-0, all in favor:**

- 1. A bond will be received by the Highland Village Trustees within 60 days from the date of this decision for the construction of the road.**
- 2. A date of completion of the road is set at May 31, 2021.**

**Definitive Subdivision Plan**

Spaulding Woods Subdivision, request to amend the approved plan, owner Robert Clark. (KQ) The original plan to have the town water line come through properties on Davis Hill Road has been amended and the water line will, and has already been installed, come up through the new street, Olivia Knoll. The Water Dept. was consulted and were agreeable to the change. All water fees have been paid. There was also a minor change to a culvert. A permit was received from MA DOT. Binder was laid today and the gravel was tested by Yankee Eng. All biological tests passed. By laying the binder, it allows access to build upon the lots. (NB) Without having to be further reviewed by our engineer and to make sure there is enough money in the end, what would be an agreeable amount for surety? (RC) \$225,000. DPW was satisfied with the amount also. (NB) The easements on the lots on Davis Hill Rd need to be removed. SL will contact Town Counsel to set the process in motion.

**Motion (SR) seconded by (RJ) to approve the amendment of the Definitive Plan for Spaulding Woods with the following conditions, vote 4-0, all in favor. (JK) recused himself as he is an abutter.**

- 1. Surety is set at \$225,000 to be received before the release of lots to be constructed.**
- 2. The water line easement on 128 Davis Hill Road and 134 Davis Hill Road is to be removed as it is no longer necessary to the subdivision.**

**Motion (JK) seconded (HS) to adjourn the meeting at 7:50 pm, vote 5-0, all in favor.**

The next meeting, if needed, will be Monday, November 14, 2018

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

Respectfully submitted,

Sheryl Lombardi