



Regular Meeting

Monday, November 21, 2005

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis		x
Julie Jacobson	X	
David L. Bennett	x	
Henry B. Stidsen, Jr.	x	
Pamela Vasil-Sagarian	X	

Other Attendees: Kevin Quinn, Robert Duby, Doris Soderman, Mark Wilde, Robert Tracy.

Prior to the meeting, members of the Planning Board sat in on the discussion of the Master Plan for the Town of Paxton, presented by Steve Wallace for the CMRPC.

Julie Jacobson, the Chairperson, called the meeting to order at 7.30 p.m. The September 12, and October 17, 2005 minutes were approved on a motion by D.B. and 2nd by H.S. (4-0).

Glad Hill Associates LLC , Wilde Wood DR

Mark Wilde confirmed the road is complete and Mike Putnam of the Paxton DPW, Diane Dilman of the Light Department, Jay Conte of the Fire Department and Andrysick Land Surveying have checked off everything on the Form M, as submitted to the Board. A copy of the as built was submitted to John Boardman of Ross and Associates, the Paxton DPW and the Board of Selectmen.

M.W. met with Ross and Associates and did a site walk. He confirmed that the erosion issue in front of Lot 15 has been dealt with and they will reseed the area in the Spring.

M.W. confirmed:

- The detention pond 2 in the back drains into an existing wet area that is not part of Gladhill. The outlet pipe for the detention pond sometimes fills with water because of the elevation of the wet area but it only goes to a certain level then spills out. The detention pond is dry and remains dry.
- The contour lines for the rear detention basins will be shown on the Mylar.
- The street lights are indicated on the plan and will be shown in the key.

M.W. did meet with the Select Board two weeks ago and they were in agreement to taking over the maintenance of the road barring approval from the Planning Board. M.W. confirmed that a Form L, Conveyance of Easements and Utilities, will be done once the road has been accepted at a Town Meeting.

D.B. moved to accept the completion of the road and recommend that the Board of Selectmen move to acquire the deed. PVS 2nd. A revised motion was passed to recommend the Board of Selectmen to allow the Town to plow and maintain the road. (4-0)

The deposit form for the opening of the escrow account, for the monies set aside for the maintenance of the detention ponds, was handed to M.W. to submit, together with payment, once the road is accepted by the Town

Woodland Heights LLC, Highland Village

Kevin Quinn of Quinn Engineering submitted his progress report to the Board, (copy attached).

No site work at the moment, mainly units under construction. 11 units have been sold to date, 8 units under construction right now and there is a buyer for the property on Forestdale. They expect to close in the next 60 days.

The deposit form to open the Escrow account for the funds received from each unit for the septic system maintenance account was given to Kevin Quinn, to give to Lou Mountzoures to deposit the monies received to date.

Kevin Quinn enquired about the \$10 000 surety paid to the Board when the project was approved, with the stipulation that after a year, if the drainage system on Forestdale detention basin was operating correctly, it was to be refunded to the developer. In his opinion it is working correctly. H.S. agreed. K.Q. requested on behalf of Woodland Heights that the Board release the surety. D.B. asked for this in writing and we will act on it at our next meeting.

The Holmes requested a clean up of the hay bales on their property which they will do in the Spring. K.Q. will speak with them.

J.J. reminded Tracey to send a memo to BOS advising that for future reference the \$100 000 received from Woodland Heights LLC is an impact fee and not a gift.

ANR : Petitioner Robert Duby : Owner Doris Soderman
0 Central Ave (Map 30, Lot 149)

Mr. Duby reappeared before the Board wanting to know if the above lot is a buildable lot since he would like to purchase this property and proceed to build a residence on this lot. He submitted a new plan together with a letter from his Surveyor, who was unable to attend the meeting due to prior commitments.

The Board would still like to see the original plan showing the subdivision as an approved lot, as the plan and deed still differ. D.B. confirmed the Board can approve the plan as it is as there is sufficient frontage, but it is not a buildable lot and since it is Mr. Duby's intent to build on it he suggested that Mr. Duby withdraw his application. The Board advised Mr. Duby that he could reappear at the next Planning Board meeting and bring with him:

- 1) copy of the original plan showing the subdivision as an approved lot
- 2) have his Engineer at the meeting to explain the plan versus the deed.

A motion was passed to accept Mr. Duby's request to withdraw by D.B., 2nd by H.S. All in favor (4-0).

Renewal of Temporary Accessory Apartment Permit
Robert Tracy of 34 Holden Road

It was confirmed that there had been no significant changes to the above apartment. D.B. moved to accept renewal of the permit. P.V.S 2nd. All in favor (4-0).

Renewal of Temporary Accessory Apartment Permit
Alan and Sandra Wentworth of 36 Highland Street

It was confirmed that there had been no significant changes to the above apartment. D.B. moved to accept renewal of the permit. H.S. 2nd. All in favor (4-0).

Budgets for Fiscal Year 2007

Confirm current budget status with Nancy. Enquire about CMRPC assessment fee for new fiscal year. To be tabled for the next Planning Board Meeting.

The next meeting of the Planning Board is to be held December 12th, 2005.

Meeting was adjourned at 9.00 p.m. by a motion from J.J. and 2nd by D.B.
Approval was unanimous (4-0).

Respectfully submitted,

Tracey Coetzee