

Town of Paxton
Planning Board



Regular Meeting and Public Hearing

Monday, June 8, 2009

ATTENDANCE:

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

Other Attendees: Heather Larson, Karen Hyson, Mustapha S. Fofana, Ph.D., Charles Blanchard (for last item only).

Chair, Neil Bagdis, called the meeting to order at 7:08 p.m. **Minutes** of May 13, 2009 with one revision were unanimously approved on a motion by D.B., seconded by J.J. April 13, 2009 minutes were unanimously approved (D.B., P.V.).

Temporary Accessory Use Apartment Renewals: Luis Yopez, 112 Holden RD. Board now has signature and letter. Need to know whether 3 bedroom or four bedroom (bring entire file). PB needs a clarification on the number of bedrooms and what is permitted there. The septic plan on file with the Board of Health is approved for three bedrooms. How many bedrooms are on the plan in the PB's temporary use apartment file? Hearing was continued; Board needs to refer back to original application.

Dianne Roy, 44 Streeter RD. Now lives about garage, rents out the house. All paperwork completed, septic requirements are met. On motion (P.V., J.J.), renewal was approved.

Gordon Snyder, 176 Suomi ST. Septic plan is on file, okay for four bedrooms (all files reviewed by Sanitary Inspector for BOH). On motion (D.B., J.J.), renewal was unanimously approved.

Berberian, 263 West ST. Upon review of file and septic records, motion (P.V., D.B.) for renewal was unanimously approved.

Tessier, Richards AV. Send back for completion; hold for signature, date and notarized letter missed on the front side.

New application: Temporary Accessory Use Apartment. Heather Larson, Trustee of AJ Trust, 46 Brooks Rd (Map 10, Lot 145 and 155) for her parents, completing unit started by former owner.

Former owner started to finish the existing space in the house several years ago; new owners wish to finish for her parents, the Hyson's – to help with the costs, their children and for parents' eventual health reasons. Former owners' contractor had left the job in the middle of it. New owners are not changing the exterior, nor are they changing the floor plan. Apartment is completely above the three-car garage. N.B. felt the Board needed to see a scaled drawing of the interior. It was determined that a filing for temporary apartment had not been brought before the Planning Board in the past. Board needs to see square footage of the apartment (1,025). The first floor, finished, occupied by the Larson's, is 1,720sf. Unfinished attic, which will not be finished, is on the 2nd floor, above and the same size as the apartment. N.B. felt that the actual construction plans should be on file at Town Hall. Ms. Larson figured a total of 4,320sf.

Karen Hyson will address the 1,025sf; that is the outside dimension. She said you would take off one foot on all walls since all four sides are brick and are that thick. Apartment is less than 25% of the square footage. It is about 20%. No changes to windows or doors. Two issues remain: 1) building plans; 2. total project size 1,025sf but less than 20%. Current septic system is approved for the number of bedrooms: Apartment, one; main house, 3; total four bedrooms. The Board reiterated that Zoning Bylaw requires apartment to be within 25% of total square footage or 600sf total unless Planning Board allows more. Karen Hyson said they were currently making progress with the building inspector regarding building permit. Board urged her to lay their plan over the original building plan. Make sure they have a certificate of occupancy and a fire inspection prior to moving in. Mrs. Hyson asked if they needed to wait. She was told as long as you file the plans, you are okay to proceed. Board would not have a problem, contingent upon filing a plan (one copy only is needed). Moved approval of such permit subject to petitioners filing actual plans with N.W. Plans are substantially the same.

Planning Board Fees: Since Board's desire is to put revised fees into effect July 1, they felt it better to put them into effect now, and if further changes are warranted (J.J.'s research spreadsheets), make them. D.B. moved, P.V., seconded. Unanimous, put revised fees into effect July 1, 2009.

Need to amend Zoning Bylaw for the \$50 apartment renewal fee (up from \$10) for Temporary Accessory Use Apartments; the Board is considering adding another \$50 next year, July 1, 2010. Other Zoning Bylaw changes are also necessary.

Central Mass Regional Planning Commission: On a motion (J.J., N.B.), it was unanimous to reimburse Pam Vasil for the annual dinner. She needs to present copy of her check or receipt.

Mustapha S. Fofana re: engineering "think tank" project. Mr. Fofana briefed the Board on his connection to Tokyo Institute of Technology, his degree work in Canada, his promotion and tenure at WPI. He lives at 45 Camp Street in Paxton and intends to retire here. He wishes to establish an engineering "think tank", a business technology area where just engineering is done; no manufacturing. He presently designs prototypes of products for medical and other fields. The issue is the zoning. When asked why he did not do this in Worcester, he did not want to go too far from the Worcester Airport. He felt Paxton was a pleasant and more appropriate setting for what he is envisioning. The Board cautioned him to avoid residential settings and high traffic volume areas of town. He needs enough acreage to set up a business-zoned area with an attractive buffer. C.B. joined the meeting; he stated the town has the ability with tax incentive financing (T.I.F.'s). He suggested Mr. Fofana ask for an R & D (Research and Development) use.

Next meeting was set for Tuesday, July 14, 2009 rather than the usual Monday so that members would have long weekends during summer.

Nancy was asked to send P.V. (who had left) and H.S. (absent) a note regarding the date of the meeting.

On a motion, duly made, seconded and unanimously approved, meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Nancy Wilby