



Regular Meeting

Monday, December 13, 2010

**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: Jason Dubois (JD), Bertin Engineering

(NB), Chair called the meeting to order at 7:05pm.

**Meeting Minutes**

- **Motion (DB) seconded (JJ) to accept the October 13, 2010 Meeting Minutes. Vote 4-0 approved, NB abstained.**

**Old Business**

**Paxton Ponds – Camille Circle** 5 lot subdivision definitive plan (Map14, Lot35), owners Mutual Builders for application acceptance of completion.

(JD) Ninety days ago we had not submitted a recordable plan. We have now submitted a complete plan to Ross Assoc. and will hear back from them soon so that we can address any issues before the public hearing. (JD) The site is located at the end of Red Oak Street. Previously, years ago, the subdivision was subdivision was 6 lots but now is only 5 lots in order to meet new zoning. Also, there was an existing drainage easement from the 1987 plan and we have enlarged it to meet current requirements. Soil testing has been done for septic.

(NB) Does lot 65 meet the minimum requirements because it is an irregular shape? Does it meet the R factor? (JD) Yes, but we can adjust it maybe with the lot next to it, lot 64.

(DB) Lot 63 has a drainage easement that is part of the lot, who will maintain it? (JD) The town will when they accept the road. (DB) Not necessarily because this will be part of someone's yard. And, the frontage may be an issue. The easement takes up about two thirds of the frontage. (NB) Can the easement be moved? It may be a danger, even with the fencing. Maybe move it back for safety and aesthetics.

(JJ) Can you explain in Section 41 of your response (Response letter dated 10/27/10 from Bertin Engineering located in file in TSC office), "The slope will be on the applicant's property, there currently are portions of a driveway from an abutting lot on the applicant's property". (JD) Basically, the abutting property owner over the years has parked vehicles encroaching on Mutual Builders property and this is being addressed. (NB) We will need to see something in writing about this issue.

(NB) We will schedule a public hearing for Monday, January 10, 2011.

### **New Business**

Budget FY12; submit same as last year FY10 with the exceptions of \$100 from Supplies budget to consign to the TSC Supplies budget and a 2.5% increase in the CMRPC fee.

Solar Model Bylaw discussion; (NB) The Town of Leicester wants to put in solar panels to power the pumps of the well field, off of Grove Street. (HS) Leicester had a 99 year lease which may have run out many years ago. It may have been renewed or land ownership may have changed. Hank will look into the history and who pays the taxes for the land now. (NB) I think we need to research this subject more. Sheryl L. will contact CMRPC on what other towns may have already done and also request that R. Trifero be present at the next meeting. (DB) A main concern is that we are going to pass a bylaw that will affect the whole town. (JJ) Just like the Wind Overlay District, why not form a Solar Panel Overlay District? Are there town owned lots that the town could benefit from putting panels on? (DB) I was under the impression that commercially they were falling out of favor. (JJ) Yes, they are not cost effective anymore. (NB) Usually, they are done for the tax credits. (NB) We will have a discussion at the January meeting and a public hearing in February.

Future openings on Planning Board; (JJ) Currently, she is still in contract negotiations with the Town of Auburn for a new position as Town Manager so it is not clear if she can continue on the board. More will be known in the coming weeks. (DB) His term is up in May of 2011 and he does not wish to continue on the board due to time constraints. (NB) Asked Sheryl to send memo to Board of Selectmen about possibly two openings on the Planning Board and if PB can be part of the appointment process.

### **Correspondence**

- Next meeting will be Monday, January 10, 2011 at 7:00pm

**Motion (JJ) seconded (HS) to adjourn the meeting at 7:59pm Unanimous all in favor.**

Respectfully submitted,

Sheryl Lombardi