



Regular Meeting and Public Hearings

Monday, December 19, 2011 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

**ATTENDANCE:**

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	x	
Robert Jacobson	x	
Warren Bock	x	
Henry B. Stidsen, Jr.	x	
Jeffrey Kent	x	

Other Attendees: Michael Beaupre, Steven Urbanovitch, Jay Pelletz (JP), Marisa Ayvazian (MA), Daniel Gehnrich (DG), William and Cindy Shea (CS), Kevin Quinn (KQ), Rob Oliva (RO)

(NB) Chair called the meeting to order at 7:08pm.

**Meeting Minutes**

**Motion (HS) seconded (RJ) to accept the minutes of Oct. 17, 2011 as written, vote 4-0 unanimous.**

**Public Hearing**

**Paxton Ponds – Camille Circle** 5 lot subdivision Definitive Plan (Map14, Lot 35), owners Mutual Builders

(JP) Mutual Builders has received an assent agreement from New England Power Company (National Grid). It needs to be signed and sent back to them to be fully executed. (NB) Asked SL to have Town Counsel review the document. A signed continuance was received until Jan. 31, 2012.

**Motion (NB) seconded (HS) to accept the continuance until Jan. 31, 2012 for Paxton Ponds Def. Plan, vote 5-0, unanimous.**

**Public Hearing**

**Spaulding Woods** – 5 lot subdivision Definitive Plan (Map 11, Lot 16), owners Robert Clark and Raymond Daly.

(KQ) The plan is for 5 house lots on a cul de sac. Houses will be four bedroom homes with a reserve area for septic systems. There will be town water coming from Davis Hill Rd. through an easement on private property. Waivers that will be requested are not design waivers. Some issues are for no street trees in a swampy area, the right of way narrows where it crosses the wetland to minimize the impact, one sidewalk, not two, and no granite curbs, both requested by the DPW. (WB) How many catch basins? (KQ) Two.

(KQ) To address concerns about the former landfill, Brown and Caldwell, consulting engineers who have performed the testing on the area in recent years, confirm that no harmful methane and no VOC's are being released at the property and that there are no ongoing issues to report. (NB) Is it going to be retested or have ongoing maintenance? (KQ) That will have to be worked out between the Town and the present owner. The lots are not on the landfill itself. There is a 100 ft. buffer with an easement for access to the landfill area. It is not necessary to have a barrier such as a fence because there is no inherent health risk.

(KQ) Has met with DPW and the Light Dept. regarding issues pertaining to those departments. (RO) Quinn Eng. has provided me with the proposed plan and I see no major issues.

(WB) At the last meeting, there was a mention of moving the detention basin. (KQ) We looked into that and found that it can't go much farther than it already is. We don't want to go near the landfill area at all.

(NB) We do want to know what the owners intend to do with the landfill land after these houses are built and sold. (KQ) The landfill is deeded as a non-buildable lot. (JK) Concerned about buyer beware regarding the abutting landfill. (MA and DG) Also concerned about buyer beware and the future health of the prospective buyers. (NB) I agree that buyers should be aware of the situation but the Planning Board cannot do anything to enforce that. It is out of its jurisdiction. (RJ) The town ultimately created the original problem and will always be held responsible. (DG) Maybe signage can be placed there to make people aware.

(KQ) We won't have enough time to revise before the January meeting but most likely for February. (NB) Let's continue until March to safe guard in case of bad weather.

**Motion (NB) seconded (HS) to continue the hearing until the March 12, 2012 meeting. Vote 5-0 unanimous. A signed continuance was received.**

#### **Old Business**

All 5 current members signed revised Reg. of Deeds member list for FY12.

#### **New Business**

Budget for FY13- level funding for all accounts.

**Motion (NB) seconded (RJ) to request level funding on all accounts for the FY13 Budget. Vote 5-0 unanimous.**

Solar Bylaw discussion – (WB) Is a trustee for the Boy Scout land in Rutland (Treasure Valley). Recently a proposal for large scale solar equipment worth about 20 million dollars has been presented to Rutland to be put on empty land there. It will be taxable as personal property and will not cost the town anything is services. There is a proposal to do more in other areas but one being in Paxton. The substation is right there and can be tied in. (NB) The selectmen are very interested in a Treasure Valley project. They are going to institute a program to have an independent appraiser come in and appraise the equipment on Asnebumskit Rd. Presently, the appraised dollars are submitted by the owner of the pers. property to the Assessor and we take their word for it. (WB) We would need to get going on a bylaw soon. (NB) Asked SL to send a copy of Rutland's new bylaw to CMRPC as a model.

**Motion (WB) seconded (RJ) to have CMRPC review the Rutland Solar Bylaw as a model. Vote 5-0 unanimous.**

(NB) The Light Dept. does not participate in tax incentive rebate for depreciation on equipment and they don't allow net generating. In looking into a company that would cut my electricity bill to \$108 per month for installing solar equipment, this bylaw is something that would greatly benefit the town's residents.

Next meeting will be on Monday, January 9, 2012.

**Motion (HS) seconded (WB) to adjourn the meeting at 8:30pm, vote 5-0, unanimous.**

Respectfully submitted,

Sheryl Lombardi