



Regular Meeting and Public Hearings

Tuesday, July 10, 2012 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: Kevin Quinn (KQ)

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

Meeting Minutes

Motion (RJ) seconded (HS) to accept the minutes as written, of June 11, 2012, vote 3-0 unanimous.

Public Hearing Continuance

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

Kevin Quinn brought to file with the board, the mylar to be signed after the 20 day appeal period expires from the filing of the decision with the Town Clerk. (NB) read aloud the waivers and conditions previously set forth at the April 9th meeting. A question was raised about the maintenance of the landfill area. The board and KQ agreed that notice will be given to them from the owners every summer and fall that the work/mowing has been accomplished. The board decided to take a vote to move forward being that all documents are received and all issues have been addressed.

Motion (RJ) seconded (WB) to approve the Definitive Plan for Spaulding Woods with revisions, originally submitted 10/27/11 and with the following waivers and conditions. Vote 4-0 unanimous in favor. Jeff Kent recused himself as he is an abutter to the property.

Conditions:

1. To minimize the clearing/cutting of the trees.
2. To notify the Planning Board when maintenance/mowing has been performed at least twice a year.
3. As suggested from Ross. Assoc. that plans are submitted by a Structural Engineer for the walls and arch culvert construction prior to the start of construction.
4. The ways should be completed within 2 years of the date of approval of the Definitive Plan. An extension may be granted for 1 year afterwards, with proper application.

Waivers granted:

1. Section 3.3.3.20 Waiver from showing all existing trees with trunks over 12" in diameter.
2. Section 4.2.2.1 Table 1, Waiver from sidewalks on both sides of the subdivision roadway.
3. Section 4.3.1 Waiver from providing granite transition pieces at all catch basin locations.
4. Section 4.8.6.3 Waiver from Storm Water discharging within 10' of the perimeter of the subdivision.
5. Section 4.11.4 Waiver for the street tree requirement for the section of roadway at the wetland crossing.
6. Section 4.11.7 Reduction in the grass plot width within the right of way for the wetland crossing from 4.5ft. to 1ft.
7. Section 5.4.2.1 Waiver from 12" minimum drainage pipe diameter.
8. Section 5.4.2.2 Waiver from minimum 4' cover over drain lines.

Public Hearing

Storm Water Permits for Lots 1+2 Davis Hill Road – applications were filed separately but hearings were held in conjunction with one another due to the like subject matter.

(KQ) There are three things we look for: treatment and removal of sediment to runoff, recharge of the storm water and a continuation of peak runoff. We used grass swales/channels on both sides of both driveways. They are basically shallow channels that are graded to capture the water and allow it back into the water table. The grass acts as a filter for sediment. These have been shown to be effective for recharge. They are 1 ft. deep. The homeowner will be aware that they will have to maintain them. Ross Associates, Rob Oliva, reviewed and made comments to the applications. He was fine with everything with one exception. That the peak runoff, pre and post, are slightly higher than they should be. He concurred with us that this is not a significant impact though. The increase in runoff during a 100 year storm shows that the level of water in Eames Pond increases only by .02 inches in a 24 hour period. The Conservation Comm. has given there approvals also.

(NB) Can you tell us what the owners did before Conservation got involved? (KQ) They had another engineer working for them and they were under the impression that he had secured the appropriate approvals. They had someone do some clearing and created an access way in to the lots but also filled in some wetlands in the process. They did have the some approvals because of needing to access the landfill property. (JK) Will it be well water or town water? (KQ) That is still up in the air right now but it will probably end up being wells because of the cost of bringing in a water line. There is also an easement for a waterline for the Spaulding Woods subdivision. (NB) It will have to be done no matter what at least for fire protection/hydrant. (KQ) The plan for the work for the water line is to be postponed as much as possible because of the cost. (WB) If the lots are developed now, then those owners will need to deal with having their property dug up, especially the lot 1 driveway. (KQ) The new owner would be aware of this as the easement will be on the deed. The wetlands would be disturbed if the line was moved away from the driveway.

(NB) According to comments from both the Town Engineer and Quinn Engineering, they are in compliance with all issues.

Motion (HS) seconded (RJ) to approve the Storm Water Permits for both Lot 1+2, Davis Hill Road, vote 4-0 unanimous, with the following condition:

1. **The storm water facilities are maintained on both lots by the present and future owners.**

New Business

Reorganization for FY13

Motion (RJ) seconded (WB) for Neil Bagdis to continue as Chair, vote 5-0 unanimous.

Motion (RJ) seconded (WB) for Hank Stidsen to continue as Vice Chair, vote 5-0 unanimous.

Motion (WB) seconded (HS) for Rob Jacobson to continue as Clerk, vote 5-0 unanimous.

Members Warren B. and Jeff K. signed the Authorization for FY13. The other three members had signed it previously.

(WB) Is it possible to keep an inventory list of Storm Water Permits and any other issues decided so that we can keep track of who should be maintaining and where. Maybe a reminder letter could be sent out when they need to notify the board of the maintenance being performed. SL said she would take care of this and begin a procedure.

All other members agreed.

Next meeting will be on Monday, Sept. 10, 2012 if needed.

Motion (HS) seconded (WB) to adjourn the meeting at 7:46pm, vote 5-0, unanimous.

Respectfully submitted,

Sheryl Lombardi