

Town of Paxton
Planning Board



Regular Meeting

Monday, November 19, 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: Ernest Leveillee(EL), Beverly Leveillee(BL), Howard Potash (HP)

(NB) Chair called the meeting to order at 7:09pm.

Meeting Minutes

Motion (WB) seconded (RJ) to accept the minutes as written of August 13, 2012, vote 4-0 unanimous.

Minutes for October 15, 2012 were not voted on to be approved because not enough members were present who were able to vote on them. They will be voted on at the next meeting.

New Business

ANR- 180 Richards Avenue, Lots 1&2, owners Ernest and Beverly Leveillee. (HP) The owners want to subdivide the land in order to sell the extra lot but plan to keep the lot with the existing structures for now. They went to the BOA and received frontage variances for both lots. Originally the lot line from Richards Ave. between the two lots was to the northeast of the barn. The BOA felt it better to move that line to the west of the barn instead to give more clearance between the barn and the neighboring property owned by Molenari/Dullea. (NB) How do you access Lot 1? (HP) There is a common driveway from the Molenari property leading back to the Lot 1 property. It has been in existence from 1938. (NB) Questioned why Lot 1 or Lot 2 were not made a Rear Lot with having 50ft. of frontage rather than splitting it equally between the two lots. It's not the best use of the land. (WB) The barn may have been an issue on where the lot line needed to be. (NB) Yes, and by the barn being where it is, the owner has created a hardship of his own. When was the barn built? (EL) In the 1970's. (NB) I think we need to look into this further, just do more research. I don't want to set a precedent for future filings if this plan is not the best way to split the lots. I will speak with Rick Trifero and Roberta Brien, BOA Chair.

Motion to continue to the next meeting and take no action at this meeting (NB) seconded (RJ), vote 4-0.

Discussion of BOS proposal to change the cell tower bylaw for maintenance fees. After a brief discussion, the board felt that the language in Sec. 8.9.2 would be sufficient for a bond requirement especially since it addresses escalation of demolition costs. It could be made part of the building permit process, whereas the Building Commissioner would not issue a permit until the bond is received for the acceptable amount. SL will send response to BOS.

Discussion of FY14 budget. After a brief discussion, the board felt that given the current financial climate, it would ask for level funding as recommended by the Finance Committee.

Motion (WB) seconded (RJ) to level fund for the FY14 budget, vote 4-0.

Discussion on Spaulding Woods Covenant. A covenant has been received from the owners of Spaulding Woods but the Book and Plan #'s cannot be found. It is required as part of the information on the covenant. SL has tried several times to retrieve this information from the company but calls have not been returned. Also, the board brought up the point that when the Def. Plan was approved, a condition to mow the part of the property of the old town landfill has not been upheld by them. If these issues are not addressed, the board will ask the Building Commissioner to issue a stop work order.

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

Motion (WB) seconded (JK) to adjourn the meeting at 8:23pm, vote 4-0, unanimous.

Respectfully submitted,

Sheryl Lombardi