

Town of Paxton
Planning Board



Regular Meeting

Tuesday, January 22, 2013 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: none.

(NB) Chair called the meeting to order at 7:00pm.

Meeting Minutes

Motion (RJ) seconded (WB) to accept the minutes as written of December 10, 2012, vote 5-0 unanimous in favor.

ANR

180 Richards Avenue, Lots 1&2, owners Ernest and Beverly Leveillee. (NB) In closer review, the Rear Lot requirements are not met with this new plan submittal dated 12/26/12. Also, applicant needs to verify that frontage area of Lot 1 is not included in the square footage for the R factor for the lot. The property line off of the barn towards Lot 2 must also be at least 25 feet. SL was asked to bring these issues back to the applicant and their attorney to correct the plan.

Motion to continue to the next meeting and take no action at this meeting (NB) seconded (WB), vote 5-0.

New Business

Discussion on Spaulding Woods Covenant. The applicants employee, Kim Clark, is working on getting the plan and covenant recorded to satisfy all bylaw requirements. She stated to SL that it would be done shortly. (WB) The property needs to be secured for safety reasons and the landfill area needs upkeep as per the conditions of approval of the Def. Plan.

Discussion of SRD bond. After a brief discussion, the board agreed to defer to Town Counsel's response to the third submission from the Developer of a surety bond. The first two submissions have led to a stalemate on an agreeable bond between the Town and the Developer. Town Counsel would like dates for the beginning of Construction and the end date of Construction.

Motion (WB) seconded (RJ) to approve a bond which is acceptable by Town Counsel after his review, vote 5-0.

Correspondence

Response back from BOS regarding possible change to Wireless Bylaw for fees of abandoned property. No action will be taken because the bylaw addresses the issue adequately now.

CMRPC has issued a final report regarding the Central Thirteen Project in which Paxton was included. The report is lengthy but does not have much if not any effect on Paxton. The few projects that are listed for Paxton have either already been accomplished or are being currently addressed but nothing major was proposed for Paxton.

Next meeting will be on Monday, February 11, 2013 if needed.

Motion (HS) seconded (JK) to adjourn the meeting at 7:27pm, vote 5-0, unanimous.

Respectfully submitted,

Sheryl Lombardi