

Town of Paxton
Planning Board



Regular Meeting

Tuesday, August 20, 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: Eilleen Borezo (EB), Kathy Pitman (KP), Roger Woods (RW), Marc Curtis (MC)

(NB) Chair called the meeting to order at 7:03pm.

Meeting Minutes

Minutes for July 15, 2013 could not be voted upon because there were only two members present from that meeting who could vote on them. They will be voted on at the next meeting.

Approval Not Required cont'd 180 Richards Ave., owners Ernest and Beverly Leveillee.

RMT was asked to review the current ANR plan submitted to make a determination on whether the two new lots are considered rear lots. Two rear lots are not allowed to be created out of one lot according to the Paxton Zoning Bylaws. RMT did not answer by the time of this meeting so NB asked if Ross Assoc. or Peter Dawson could be consulted to make the determination.

Approval Not Required 131 Suomi Street (Map13, Lot 5), owner Marc Curtis, to create 3 new lots and leave the rest (28.38 acres). (NB) questioned whether the upland requirement was met. After discussion, it was. (MC) He met with the Conservation Commission and filed with the DEP also. The land was flagged by EcoTec. Lot 1 has an approved septic design and all three lots perked towards the front of the lots. The members present signed the plan and gave the Mylar to the applicant to record.

Motion (NB) seconded (WB) to approve the ANR for 131 Suomi Street to create 3 new lots, vote 3-0, unanimous all in favor.

Approval Not Required 521/525 Pleasant Street (Map19, Lot 19), owners Estate of John and Nellie Hyland, to move a rear property line and transfer the property to 525 Pleasant St. The plan was incomplete. Some information was not clear or missing. The board asked the applicant to add the following information to the plan and resubmit for the next meeting: R factor, frontage, side frontage distance measurements and barring's for the 525 Pleasant St. lot. This information should be on the recorded plan.

New Business

(WB) had new information to share with the board about marijuana dispensaries from the CMRPC. He had contacted them to see if they had any information on where they can be located. The current State Regulations are silent on this. The Attorney General's office says that a city/town cannot ban the dispensaries but can regulate on where they can be located through local zoning bylaws/ordinances. (WB) thinks the town should go on record with a moratorium and find out what other communities are doing. Maybe another bylaw can be used as a template. (NB) We need to know the process for putting a moratorium in motion. The moratorium should include the cultivation as well as the dispensing. SL will check with Town Administrator and BOS on how to move forward.

Discussion about the current situation at the Spaulding Woods Subdivision and Lots 1+2 on Davis Hill Road. A letter needs to be sent to the owners about the current status of the work performed at

Spaulding Woods. The mowing of the landfill area has never been done but was a condition of approval of the Definitive Plan. Some small trees have grown larger since the land was cleared some time ago. They need to provide proof of mowing and grubbing. A year has passed since the Def. Plan was approved so they have one year left to finish the infrastructure. Also, they need to limit access to the site, make it secure and replace hay bales that have corroded. A warning should be addressed in the letter to say a Stop Work Order will be implemented if the issues are not rectified in 30 days. Also send copies to Carol Riches and Richard Trifero.

Next meeting will be on Monday, September 16, 2013 if needed.

Motion (NB) seconded (JK) to adjourn the meeting at 7:55pm, vote 3-0, unanimous.

Respectfully submitted,

Sheryl Lombardi