

Town of Paxton
Planning Board



Regular Meeting

Tuesday, October 15, 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: Kevin Quinn (KQ), James Robert (JR) from Con.Comm

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

Meeting Minutes

Motion (JK) seconded (RJ) to accept the minutes as written of July 15, 2013, vote 4-0, unanimous in favor.

Motion (JK) seconded (WB) to accept the minutes as written of August 20, 2013, vote 3-0, unanimous in favor.

Motion (WB) seconded (JK) to accept the minutes as written of September 16, 2013, vote 3-0, unanimous in favor.

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

(NB) Town Counsel was asked to render an opinion on the ANR proposed. Peter Dawson wrote a letter to Attorney Potash which will be sent after the board accepts its contents. Letter dated, 10/11/13, is on file in the TSC office.

Motion (JK) seconded (NB) to accept the letter written, 10/11/13, by Peter Dawson, Town Counsel, on behalf of the Planning Board, vote 5-0, unanimous in favor.

Motion (RJ) seconded (JK) to deny the application for ANR based on the recommendation from Town Counsel, vote 5-0, unanimous in favor.

New Business

Kevin Quinn came before the board to ask for some "red line" changes to the Definitive Plan for the Spaulding Woods Subdivision and for Lot 1 on Davis Hill Road. The property owner has been working closely with the Conservation Commission to address wetland restoration issues. Weekly inspections have taken place to ensure work is progressing and in a correct manner. (NB) Mr. Clark has a history of just doing the work that he wants to do and disregards the rules. (KQ) Yes, things were done in my absence that shouldn't have been done but they are working to make the corrections.

(KQ) Regarding Lot 1 on Davis Hill Rd, the changes don't affect the ANR status. (JR) Everything is in compliance with the Conservation Commission on both the lots on Davis Hill Road. (KQ) Both lots are within the buffer zone so ConComm has complete jurisdiction.

(KQ) Regarding Spaulding Woods, I have told Mr. Clark that the landfill area needs to be mowed. (WB) Trees have gotten too large. (NB) DEP is now involved, Brown and Caldwell have monitored the closing. (JR) Suggested that once a year would be better rather than twice.

(KQ) We have two changes, one for a temporary culvert, 12 inch pipe and a second to have no retaining walls but a grass slope instead. Walls can be expensive to repair after time goes by. (JR) I have gone there after a heavy rain and was surprised at the low amount of water. The culvert is designed well; almost overkill and we would prefer the slope banks. (KQ) Also, we have spoken with the owner of 911 Pleasant St. and have agreed to allow a driveway for that property off of Olivia Knoll.

(KQ) For the winter, they will button up and stabilize the site and impair traffic from entering. (NB) Is there a timeline for this? Last year, nothing was done. (KQ) They don't have a date yet because they want to work as long as possible before winter weather sets in. He will keep the board apprised. (NB) They need to bring in barriers to be ready to close down, to be placed about 30-40 ft. from Pleasant St. (WB) Asked KQ to tell Mr. Clark that written notice is needed for the landfill mowing. KQ agreed.

Motion (WB) seconded (HS) to accept the requested changes referred to in the letters from Quinn Engineering, dated October 2, 2013(on file in the TSC office) for the Spaulding Woods Subdivision, vote 4-0, unanimous in favor. JK recused himself as he is an abutter.

A second letter was received from Quinn Engineering, dated October 2, 2013 (found on file in the TSC office), giving notice of the activity on Lot 1 of Davis Hill Road. (KQ) They are reseeding the area and allowing trees to regrow naturally which were over cleared, more than the limit of work allowed. Also the stone wall is staying, not being removed. This information is just that and no action is needed by the Planning Board.

Discussion regarding the Master Plan Implementation Committee, also with Kevin Quinn who is on the Committee. (KQ) We are looking for support from both the Planning Board and the Board of Appeals in order to go to town meeting with the plan that has been developed as of today. The main reason for the plan is to have businesses that are good for the community and the residents. It may in some instances require private homes to be converted into a main floor business and maybe still have a residence on the second floor if possible. All businesses would need a Special Permit. As of now, the BOA has the authority to issue businesses Special Permits. The Village District has not been finalized but it would include parts of GRA in the center of town. HS is the Planning Board liaison for this Committee and will try to attend the next scheduled meeting.

Next meeting will be on Tuesday, November 12, 2013 if needed.

Motion (WB) seconded (JK) to adjourn the meeting at 8:42pm, vote 5-0, unanimous.

Respectfully submitted,

Sheryl Lombardi