

Town of Paxton
Planning Board



Regular Meeting and Public Hearing

Monday, May 18, 2015 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), Jeffrey Hewins (JH), Pam Cardaci (PC), Scott Sundin (SS), Marianne Librandi (ML)

(NB) called the meeting to order at 7:01pm.

Meeting Minutes

Motion (WB) seconded by (JK) to accept the minutes of April 13, 2015 as written, vote 5-0 in favor.

Temporary Acc. Use Apartment Renewals

176 Suomi St, owners Gordon and Cynthia Snyder, May 2017

47 West St., owner Zef Qirici, May 2017

44 Streeter Rd, owner Dianne Roy, May 2017

All renewal applications and fees were received stating no changes have been made to the apartments.

Motion by (WB) seconded by (RJ) to approve the renewals for 176 Suomi St, 47 West St and 44 Streeter Rd to May of 2017, vote 5-0 in favor.

Temporary Acc. Use Apartment and Storm Water Permits

60 Davis Hill Road, (Map 18, Lot 186D), applicant Pam Cardaci. (KQ) Asked for relief of the Storm Water compliance as to not have to delay construction. With all totaling, it could cost the owner an estimated \$5,000 for to comply with all requirements. (SS) The lot is a 1.5 acres and the water is already doing what it's supposed to. (NB) Stated that by granting waivers constantly will set a precedence and goes against the intent of the bylaw. (KQ) The water will drain down the rear away from the road and not towards other abutting properties. (ML) A neighbor was concerned regarding standing water. (SS) He was unaware that this was happening but said he would make sure it doesn't in the future. We will continue to build with the best known practices. (NB) The mission of the bylaw is to maintain or better what is already happening at the property. (SS) We'll use a silt fence and hay bales and channel the water to the rear. (KQ) We can have a plan done in a couple of weeks to be submitted for review by Ross Assoc. (SS) The apartment is 600 sqft., one floor living. It has three egresses and the doorways are larger than normal.

**Motion by (JK) seconded by (RJ) to accept the Temporary Accessory Use Apartment application as submitted,
Vote 5-0 in favor.**

Motion by (JK) seconded by (RJ) to allow the Building Inspector to issue a building permit pending Storm Water plan review, submitted to the Town Engineer and the Conservation Commission and the SW system be completed prior to occupancy being issued, vote 5-0 in favor.

Motion by (RJ) seconded by (HS) to continue the hearing to June 15, 2015, vote 5-0 in favor.

New Business

Discussion with Kevin Quinn regarding a possible land subdivision on Bel Arbor Drive. (KQ) A cul de sac would be added at the end of the road, approx. 500 ft. The land is adjacent to the Paxton Watershed. Four lots are being proposed not but that can change. Also, a joint septic system may be a possibility because of the terrain. There may not be enough upland to put septic systems on all of the lots.

Next meeting will be on Monday, June 15, 2015, if needed.

Motion (HS) seconded (JK) to adjourn the meeting at 8:09pm, vote 5-0, in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi