



Regular Meeting and Public Hearing
Monday, November 16, 2015 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Vacant seat		

Other Attendees: Kevin Quinn (KQ), Steven Venincasa (SV), Brian Carroll (BC), Janice Liljestrand, Christine Camacho, Chris Camacho, Mark Ingram, James Olson, Rhonda Dobson, Kimberly Vassezir, Charles Stoneham, Sheila Taylor, Christina Skaff

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

Meeting Minutes

Motion (HS) seconded by (JK) to accept the minutes of October 19, 2015 as written, vote 3-0 in favor.

Preliminary Subdivision Plan

Bell Arbor Estates (Map 25, Lot 2), applicant Steven Venincasa, proposed 4 lot subdivision. (KQ) This parcel is 90 acres with steep grades and is very rocky. The plan calls for adding a cul de sac to the dead end street. One of the waivers we will ask for is to the 1000 ft. limit of the length of the street and to the ten house limit for a cul de sac. The property is also in the Watershed Protection Overlay District. DCR has asked that an RDA be filed with the Conservation Comm. (SV) I also want to ask for a waiver for sidewalks. The current street does not have them and it would look odd if just the new part of the road had them. (NB) The road now is a pre-existing nonconforming width of 20ft. wide and the proposed 30 ft. may look strange. It would probably be more functional if it were closer to 25 or 26 ft. wide.

Many neighbors present were concerned about more developing happening later on with the remaining land. (NB) Explained that the towns bylaws won't allow a larger plan to come forward without oversight by them and other boards in town. (SV) Stated that he has no intention of doing so. His plan is to develop these 4 lots and be done. The wetlands, terrain, etc. makes it unfeasible financially. (HS) What will you do with the extra land? (KQ) Right now, we don't know. We have contacted two agencies to have it remain open space or for watershed protection. Worcester has a vested interest in protecting the land but we don't know if they have the funds to purchase.

(NB) Went through each point of the letter** of review from Ross Associates stopping to address a few points. Most points will be addressed in the Definitive Plan to be submitted in the future. A comment received from M. Putnam from the DPW/Water Dept. saying that the plan will have to be sent out to an engineer for a hydraulic evaluation. KQ asked him that they hold off on that until the Definitive Plan is done.

Several neighbors were outspoken against the added developing and were nervous as to what will happen to the remaining land and the effect it would have on the neighborhood. One stated that there is a walking trail that is used now and asked what would happen to that? (NB) This is private property and it would be up to the owner to allow people onto the property. It is his right to do so. (JK) He knew of an old garage with vehicles that had been demoed years ago and wondered if oils, etc. had been disposed of properly. KQ said he would look into it. (HS) Stated that he would like to see sidewalks kept on the plan and even added to the rest of the street. A poll was taken of the neighbors present and it was divided evenly on wanting and not wanting a sidewalk on all of Bel Arbor Road. (KQ) We can draw up a couple of concepts regarding the width of the road to see what may work best. The board agreed to see more in the next coming months for discussion. No waivers were approved at this time and will be formally submitted with the Def. Plan filing.

Motion (JK) seconded by (RJ) to approve the Preliminary Plan for Bel Arbor Estates, not as written, but in general with the four lots proposed and with discussed changes to the road size construction, vote 4-0 all in favor. The hearing was closed.

Next meeting will be on Monday, December 14, 2015, if needed.

Motion (RJ) seconded (JK) to adjourn the meeting at 8:25 pm, vote 4-0, in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi