



Regular Meeting and Public Hearing
Monday, April 11, 2016 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: Michael Putnam (MP), Kevin Quinn (KQ), Marc Curtis, James Olson, Rhonda Olson, Christine Camacho, Christino Camacho, Janice Liljestrand, Sandra Taylor, CV Skaff, Lawrence Altobelli, Lory Altobelli

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

Meeting Minutes

Motion (HS) seconded by (JK) to accept the minutes of March 14, 2016 as written, vote 4-0 in favor.

Temporary Accessory Use Apt

Renewal for 112 Holden Road, owner Luiz Yepez. There are no changes to the plans and the fee was received.

Motion (HS), seconded by (JK) to renew the TAUA permit for 112 Holden Road, owner Luiz Yepez, vote 4-0, all in favor.

Definitive Subdivision Plan

Bel Arbor Estates, owners/applicants, Edward Murphy and Steven Venincasa, proposed 4 lot subdivision. KQ presented. The current road is 977 ft. and the new extension will make it 1410 ft. A waiver is requested to allow for a 24ft. width of the roadway instead of 28ft. required given that the current road is only 21ft. wide. Two other waivers were also requested. One to extend Bel Arbor Drive and the other to provide less than 4 ft. of cover for certain culverts. The sidewalk is proposed to be on the west side. Street lighting is not shown on the plan but wanted the board to give recommendations. The property is located in the Watershed Protection District. No Percolation tests have been done yet. The remaining land has an easement from Bel Arbor Dr. so there is no need to create another. The remaining land is not land locked. All of the lots will have to be filed individually with DCR and the Conservation Comm.

(MP) A six inch water line terminates just before the end of the road. (NB) An eight inch line is required. (KQ) He will look into the need for it by testing the capacity of the current six inch line. (MP) Tata and Howard will do it on behalf of the town. (KQ) There may be an issue if you go from an 8 inch line from Holden Rd., a six inch line on Bel Arbor, then back to an 8 inch. Pressure may drop.

(JK) Asked why percolation tests have not been performed yet. (KQ) That is at the owners risk. (KQ) Suggested a street light at the cul de sac. (NB) Suggested there be three; one at the transition, the middle and another. An abutter from Holden asked about the walking trails that exist on the property. (NB) It is private property and the new owners can limit any access to their property. Sandra Taylor questioned the quality of the town water. (MP) Stated that dead end runs have always been an issue and there isn't much that can be done. Sediment collects at these ends. Brian Carroll stated that you can't add an 8 inch line to a six inch. Janice Liljestrand stated that she was not in favor of sidewalks being added to the existing Bel Arbor Dr. She was worried about clearing them. (NB) Paxton doesn't have a rule about clearing them so there is no penalty to homeowners. Ronda Olson was concerned that if the road is dug up for a new water line, will it be put back to its current good condition. (NB) There is no guarantee of that.

Quinn Engineering will send comments/revisions back to Ross Assoc. for review.

Motion (RJ) seconded by (JK) to continue the hearing for the Bel Arbor Def. Plan to May 16, 2016, vote 4-0, all in favor.

New Business

Discussion requested by Kevin Quinn regarding a 16 acre property located off of West St, M12, lot 63. We've put together a preliminary plan with a possible two lot division. There are four frontage access points and all of them have wetlands that need to be crossed in order to access the uplands for building. The most southerly access from West Street is the best scenario. We'd like to propose a rear lot and a conventional lot. Asked if a common driveway could be an option to limit the amount of wetland disturbance. (NB) Suggested they meet with the Building Comm.

Regarding the Spaulding Woods Subdivision, the board members discussed with Mike Putnam that there have been no inspection requests asked of him or the Building Comm. They are at risk of not having the road accepted. The required twice a year mowing of the landfill has not taken place either. SL will contact Rick Trifero to ask if a cease and desist order can be given.

Next meeting will be on Monday, May 16, 2016, if needed.

Motion (JK) seconded (RJ) to adjourn the meeting at 8:50 pm, vote 4-0, in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi