



Regular Meeting and Public Hearing
Monday, May 16, 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	
Richard Doughty	X	

Other Attendees: Michael Putnam (MP), Kevin Quinn (KQ), Marc Curtis, Steven Venincasa, John Hyland, Joan Hyland, William Nelson, Patricia Nelson, Jack Macleod, Janice Liljestrand, Jack Malone, Brian Carroll

(NB) called the meeting to order at 7:04 pm.

Welcome to newly elected member, Richard Doughty.

Meeting Minutes

Motion (HS) seconded by (JK) to accept the minutes of April 11, 2016 as written, vote 4-0 in favor.

Definitive Subdivision Plan

Bel Arbor Estates, owners/applicants, Edward Murphy and Steven Venincasa, proposed 4 lot subdivision. KQ presented. At the last meeting, the water main was an issue to resolve. We see two options, one, to replace the existing 6 inch line with an 8 inch line, but that is not cost effective for the owners. Second would be to continue the 6 inch line to the new construction. With that, we need to find out if the pressure and flow would be sufficient. Brian Carroll stated that the pressure at the end of the street is 64 psi. (NB) I think the pressure will be fine, it's the water flow, especially for fire safety, that I'm concerned with. (MP) Tata and Howard have quoted to do a study for \$2,000. KQ and SV discussed briefly amongst themselves regarding this cost. The applicant decided to go forward and to allow the town to do the study.

To restate from the last meeting, sidewalks will be installed on the right side of Bel Arbor Drive, as you come from Holden Rd. Percolation tests still have not been performed which is a risk to the owners which they understand. A final letter of review was received from Ross. Assoc.** in which the main concern was the approval/comments from the Light Dept. and the DPW/Water Dept. The Light Dept. gave a "green light" to the project.

Motion (RJ) seconded by (JK) to continue the hearing for the Bel Arbor Def. Plan to June 13, 2016, vote 4-0, all in favor. A continuance was signed giving the applicants to June 20, 2016 as a precaution for time.

Approval Not Required

Johnnel Street (M19, lots 19B, 19D, 19E), applicant William Nelson, to create two new lots from three existing lots. John Hyland is going to sell the rear portion of lot 19E to join lot 19D and then keep the front portion of lot 19E to join with 19B. The new lots would both be larger in acreage. Also, by adding to lot 19B, it makes the current nonconforming lot, less nonconforming. It now meets the required amount of frontage for zoning but comes short of the required amount of square footage. The mylar and two copies of the ANR were signed by the members. The mylar was given to William Nelson, to record at the Registry of Deeds.

Motion (HS) seconded (RJ) to approve and endorse the ANR plan for Johnnel Street, M19, lots 19B and 19D, eliminating lot 19E, vote 5-0, all in favor.

New Business

Discussion requested by Kevin Quinn regarding a 16 acre property located off of West St, M12, lot 63. KQ spoke at length with Rick Trifero regarding the proposed lot division. KQ stated that it was recommended that they maintain the 200ft. of distance between property lines for the proposed rear lot, lot 2. A Special Permit would be needed to create the rear lot. All other standards are met with the two lots. Also, prior discussion mentioned common driveways. The two driveways will be from West Street for both lots but will be side by side to lessen the disturbance of wetlands. A common driveway is no longer being sought.

A brief discussion regarding Highland Village and the Septic Reserve Account. Currently, the account has a little more than a \$50,000 balance. A letter has been sent to the Trustees requesting that the account be brought up to date with funding as new construction has occurred. It is stated in the Woodland Heights Trust Agreement that at

least \$100,000 needs to be put into the account. The Trustees have stated to SL that they would like to possibly decrease the required \$100,000 and have asked how this number was derived. It was most likely derived from a percentage or portion of the cost of the system itself at time of construction therefore the members thought it not prudent to lower the amount. Members suggested that the Trustees contact an attorney and the current owner/contractor to work out an agreement on how to collect the funds.

Next meeting will be on Monday, June 13, 2016, if needed.

Motion (JK) seconded (RJ) to adjourn the meeting at 8:28 pm, vote 5-0, in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi