

Town of Paxton
Planning Board



Regular Meeting and Public Hearing
Monday, June 13, 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: Janice Liljestrand, Margaret Lindquist, Robert Lindquist, Bill Lindquist, David Bennett (DB), Mark Starrett

(NB) called the meeting to order at 7:03 pm.

Meeting Minutes

Motion (RJ) seconded by (JK) to accept the minutes of May 16, 2016 with one numeric correction in the last paragraph, vote 4-0 in favor.

Zoning Bylaw Hearing

Proposal to change the Paxton Zoning Bylaw, 3.2.6, to include drive thrus for fast food restaurant, restaurant or similar place for serving of food and beverages by Special Permit. (DB) David Bennett explained he represents the owners of the Dunkin Donuts in Town. The Planning Board was asked to sponsor the bylaw change. (DB) He explained that a Special Permit application would need to be submitted to the Board of Appeals and also a Site Plan Review because of the scope of changes to the property to add a drive thru. The Planning Board members were not necessarily in favor of the idea of allowing drive thrus for restaurants as it may change the rural character of the town and of the possible future implications. The board members thought to add that a building cannot be greater than 2,000 sqft. in area to have a drive thru. DB had no objection. SL will ask Rick Trifero to review the bylaw amendment before submitting it to the BOS to be placed on the next Special Town Meeting Warrant.

Motion (RD) seconded (RJ) to submit to the BOS the proposed Bylaw amendment, 3.2.6.12, to allow drive thrus at fast food restaurants, restaurants or similar places for serving of food and beverages by Special Permit, vote 3-1, in favor. Voting in favor were NB, RD and RJ. Voting against was JK.

Definitive Subdivision Plan

Bel Arbor Estates, owners/applicants, Edward Murphy and Steven Venincasa, proposed 4 lot subdivision. The petitioners have asked for a continuance for 90 days in order to work through the issue of the water line. (NB) He went to the last Water Board meeting where this was discussed and a few options were brought up. The owner and the town need more time to figure out the best option for all involved.

Motion (RJ) seconded by (JK) to continue the hearing for the Bel Arbor Def. Plan to September 12, 2016, vote 3-0, all in favor. A continuance was signed and later given to the Town Clerk.

Approval Not Required

101 Suomi St, M13, Lot7, owners Robert and Irene Lindquist, to create one new building lot from an existing SFR lot. A prior application proposing a three lot scenario was deemed a violation of the Zoning Bylaws by the Building Commissioner/Zoning Enforcement Officer, Rick Trifero therefore rendering the new lots unbuildable. This new application creates two square lots, one to be built upon and the other left with the existing home to be sold.

Motion (HS) seconded (RJ) to endorse the ANR plan for 101 Suomi St, M13, lot 7, vote 4-0, all in favor. The mylar was signed and given to the owners present to record at the Registry of Deeds.

West St., M12, Lot 63, owner Marc Curtis, to create one new building lot with one rear lot needing a Special Permit. Prior to the meeting, the applicant had asked that the board not sign the ANR plan filed as they would like to revise the plan to include comments from the Building Comm., Rick Trifero, received recently. The board members did ask that the applicant provide a clearer answer to what will happen to Parcels A, B and C. The plan states that they will be conveyed to an abutter. The application will be put on the next agenda for a July meeting.

Motion (NB) seconded (JK) to allow the applicant to submit a revised application to be heard at the next meeting in July, vote 4-0, all in favor.

New Business

Discussion of the Highland Village Septic Reserve Account. The Highland Village Trustees is proposing a revised method of payment to the Town for the second half, \$50,000, to be paid into the Reserve Account. As written in the Declaration of Trust for Highland Village, it states that once the 21st building is constructed, it triggers a payment of \$10,000 per year for five years to complete the \$100,000 owed. New construction has commenced in the past six months. The Trustees would like to pay \$8,000 starting June 1, 2016, \$9,000 the second year, \$10,000 the third, \$11,000 the fourth and \$12,000 the last ending May 31, 2021, totally \$50,000. This proposal would work better for them financially at first and would allow them to collect more money in the future as more units are completed. The board members asked if the Trustees could provide something to the Town assuring that these payments will be paid on time.

The board members signed the Authorization to sign bill warrants for FY17 but will wait until the July meeting to Reorganize the board so that all members could be present.

Richard Doughty volunteered to be the new CMRPC delegate for the board taking the place for Warren Bock who recently resigned.

Next meeting will be on Monday, July 12, 2016, if needed.

Motion (RD) seconded (RJ) to adjourn the meeting at 8:38 pm, vote 4-0, all in favor.

****documents referenced located on file in the TSC office**

Respectfully submitted,

Sheryl Lombardi