



Regular Meeting and Public Hearing
Tuesday, July 12, 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: Kevin Quinn (KQ), Paul Marquis, Mike Fiorelli, Marc Curtis, Mike Johnson, Mary Mackenzie (NB) called the meeting to order at 7:04 pm.

Meeting Minutes

Motion (RJ) seconded by (JK) to accept the minutes of June 13, 2016 as written, vote 5-0 all in favor.

Temporary Accessory Use Apartment

34 Holden Road, owner Robert Tracy, renewal. All forms and fees were received with no changes noted.

Motion (HS) seconded by (RD) to approve the renewal of a Temp. Acc. Use Apt. permit for 34 Holden Rd, owner Robert Tracy, vote 5-0, all in favor.

Approval Not Required

West St., M12, Lot 63, owner Marc Curtis, to create one new building lot with one rear lot needing a Special Permit. A revised plan was submitted dated 6/20/16** with the added comments and information suggested by the Building Commissioner. The owner does not have any arrangements with abutters at this time to transfer ownership of Parcels A, B or C. They will be unbuildable lots.

Motion (RD) seconded (JK) to endorse/approve the ANR plan as submitted for West St., M12, Lot 63, owner Marc Curtis, vote 5-0, all in favor.

218 Richards Ave., M17, Lot 31, owners Marguis Homes Inc. and Michael Fiorelli, to create four new building lots including on SP for a rear lot (lot 1). The rear lot is 6 inches shy of the required 200ft. of frontage. There was brief discussion regarding the upland requirement for Lot 1. Julian Vurtruba, the plan engineer, was contacted via telephone conference to clarify. He explained that the 150ft. width requirement is met so the access for the rear lot can be counted into the upland requirement. The house will be built within the access area also because a significant wetland crossing will have to be made otherwise. RD noticed that the Watershed Protection area was not noted on the plan and asked that it be added. Also, the wording above the boards' endorsement should be changed to reflect the required wording in the Subd. Rules and Regs. Abutting neighbors at 244 Richards were present to express their concerns over new building on the new lots. They were concerned with their privacy. NB explained that there are other town departments that can help in different situations such as the Police Dept, Conservation Comm., DEP, etc. It is private property and as long as the new owners aren't violating any laws or rules there isn't much that can be done. A revised plan will be submitted before the next meeting in August.

New Business

Discussion of the Highland Village Septic Reserve Account. The board members were concerned about payments being received if building were to stop again. Otherwise, the new payment plan outlined in their proposal dated 6/27/16** was acceptable. A first payment is due in August. It was asked if Building Permits could be held if payments are not received.

Motion (HS) seconded (JK) to accept the proposal for payment from Highland Village Board of Trustees, vote 5-0, all in favor.

After brief discussion, the board decided to Reorganize for FY17 in the following manner:

Chair, Neil Bagdis
Vice Chair, Hank Stidsen Jr.
Clerk, Robert Jacobson

Motion (JK) seconded (RD) to keep the same positions for FY17, as above, vote 5-0, all in favor.

Next meeting will be on Monday, August 8, 2016, if needed.

Motion (RJ) seconded (RD) to adjourn the meeting at 8:04 pm, vote 5-0, all in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi