

Town of Paxton  
Planning Board



Regular Meeting and Public Hearing  
Monday, November 14, 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), Steven Venicasa (SV), Janice Liljestrand, Kim Ames (KA)

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

**Meeting Minutes**

**Motion (HS) seconded by (JK) to accept the minutes of September 12, 2016 as written, vote 5-0 all in favor.**

**Definitive Subdivision Plan**

Bel Arbor Estates, owner/applicants, Edward Murphy and Steven Venincasa, proposed 4 lot subdivision. (KQ) In July, they attended a Water Board meeting to try to reach an agreement of a mutually beneficial means of connecting the proposed subdivision to town water. After much discussion even in weeks after the meeting, it was concluded that the cost was too prohibitive on both sides, the applicants and the town. A letter from Jack Malone had been received explaining the Water Boards position.

Prior to this PB meeting, the applicants engineer had submitted four waiver requests to put in wells on the four proposed lots, but after more discussion, the applicants will now go forward with the 8 inch water line in the new section of road on Bel Arbor Drive. (NB) The Fire Dept. will be giving comment as to the fire flow rates. The engineer hired by the Town estimated a 350 gal. p/min. flow whereas a recommended flow is 500 gal. p/min. But, there are other areas in Town that do not meet the recommended flow. The Fire Dept. is aware of this and regularly make preparations to combat an emergency if it were to happen.

(NB) asked if the final revision be sent to Ross Assoc. for a final review.

**Motion (JK) seconded (HS) to continue the Def. Plan hearing for Bel Arbor Estates to Dec. 12, 2016, vote 5-0, all in favor. A continuance was signed and later given to the Town Clerk.**

**New Business**

Kim Ames from Clark and Mott Construction discussed briefly the water easement for the Spaulding Woods Subdivision that is on 128 Davis Hill Rd. The owner would like to have it removed. It was explained to Ms. Ames that in order to do that, an amended plan for Spaulding Woods would need to be submitted as it is part of the accepted plan. She explained that the potential buyer of 128 Davis Hill wants the easement off of the property before he buys it. (NB) also stated that not connecting to town water is against the Subd. Rules and Regulations where it states that all new subdivisions that are within 3000 ft. of a town water line, must connect to it. It is not a choice.

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

**Motion (JK) seconded (RD) to adjourn the meeting at 7:44 pm, vote 5-0, all in favor.**

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

Respectfully submitted,

Sheryl Lombardi