



Regular Meeting and Public Hearing  
Monday, December 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: Carl Hultgren (CH), Brian Carroll (BC), Janice Liljestrand, Jim Olson, Rhonda Olson, Kimberly Vasseur, Pam Lovejoy

(NB) called the meeting to order at 7:05 pm.

**Meeting Minutes**

**Motion (RJ) seconded by (HS) to accept the minutes of November 14, 2016 as written, vote 3-0 all in favor.**

**Definitive Subdivision Plan**

Bel Arbor Estates, owner/applicants, Edward Murphy and Steven Venincasa, proposed 4 lot subdivision. (CH) At a Water Board meeting on 11/17/16, it was concluded that the best case scenario would be to extend the existing Bel Arbor Drive water line for the new development. A new line on the existing road will not be done due to cost on both sides, the developer and the Town. Several options were weighed but were deemed costly and gave no guarantee that it would improve perceived problems. The Fire Dept. also concurred that even though the water flow on the road would be below standard, it is workable and certainly better than nothing. Also, the sidewalk on one side of the existing Bel Arbor Dr. was removed due to opposition by neighbors and cost. The new extension of Bel Arbor Dr. will have the sidewalks as designed.

Brian Carroll (BC) spoke of many concerns he had about the new development such as the water line, opposition to new sidewalks and not wanting a new neighbor near his house. (NB) Explained that the Water Board had several meetings from early summer till November that he could have attended to voice his concerns to them. The Planning Board cannot go against the due diligence of the Water Board. Another neighbor was concerned about potential blasting. (NB) If it is necessary, sufficient notice is given to neighbors.

(HS) With safety as a main concern, Hank was strongly opposed to the exclusion of new sidewalks on the existing part of Bel Arbor Drive. With the forthcoming addition of sidewalks on Holden Road, he felt it would be beneficial to the residents, namely children, in the neighborhood to have the entire road have sidewalks.

**Motion (HS) seconded (RJ) to approve the Definitive Subdivision Plan for Bel Arbor Estates with conditions and waivers listed below, vote 3-0, all in favor.**

**Conditions:**

1. A resubmission of a plan showing sidewalks on the existing road of Bel Arbor Drive.
2. The ways should be completed within 2 years of the date of approval of the Definitive Plan. An extension may be granted for 1 year afterwards, with proper application.

**Waivers:**

1. Section 3.3.4.3- Roadway centerline & lot corners not staked
2. Section 4.6.1 - Existing 12 inch trees in the R.O.W. and front setback not shown
3. Section 4.2.5.2 – 24 ft. pavement width
4. Section 4.2.7.2 – Dead end length greater than 1,000 feet and serving more than 10 dwellings
5. Section 5.4.2.2 – Less than 4 feet of cover over drain pipe

**New Business**

The FY18 Budget was discussed and decided to level fund the Planning Board accounts and to fund the Regional Planning Commission account to \$1,311 with the standard 2.5% increase from the prior year.

**Motion (RJ) seconded (HS) to level fund all accounts for FY18, vote 3-0, all in favor.**

A brief discussion regarding the new Marijuana law coming into effect as of 12/15/16. SL is attending a CMRPC meeting to hopefully glean some information on what direction municipalities can take regarding a possible moratorium and/or Bylaw for upcoming spring Town meetings.  
Next meeting for January 2017 will be determined, if needed.

**Motion (HS) seconded (RJ) to adjourn the meeting at 8:15 pm, vote 3-0, all in favor.**

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

Respectfully submitted,

Sheryl Lombardi