

PLANNING BOARD

April 11, 2017

Memorial Hall

Members Present: John Michalak, William Ritter, Tina Stratis, Robert Ricker

Members Absent: Otto Lies, Scott Carlson, Jeff Head

Staff Present: Pam Harding, Director, Liz Fotos, Town Recorder

Others on Sign In: Jim Berube, Jeds Hardware; Ray Leroux, Cardinal Ventures, LLC, Dominic Leroux, Cardinal Ventures, LLC; Dan Leroux, Cardinal Ventures, LLC

J. Michalak called the meeting to order at 7:05PM

J. Michalak told the public that the Board was missing a fifth member. He stated that they would take a few items out of order because Special Permits require a super majority to pass. He apologized to those waiting.

APPROVAL NOT REQUIRED – Mason Road R-40 Zoning District

P. Harding showed the Board the plans. She stated that this was an existing home and they were dividing the parcel. She stated they have the minimum area of 40K SQ FT and 100FT of frontage.

T. Stratis asked if it was public water and sewer.

P. Harding replied it was septic.

Motion by R. Ricker, seconded by W. Ritter, it was UNANIMOUSLY VOTED TO APPROVE THE APPROVAL NOT REQUIRED-MASON RAOD R-40 ZONING DISTRICT.

REVIEW OF OPEN SPACE AND RESIDENTIAL DESIGN BYLAW

P. Harding stated that she had scheduled the Public Hearing for the 25th and had included the bylaw amendments in the packet. She told the Board that the 25th was the last chance for additional amendments if anything needed to be changed.

J. Michalak asked if the Board had any comments or changes to be made.

R. Ricker replied nothing substantial.

MASTER PLAN IMPLEMENTATION

P. Harding stated that she had included an update and had pulled out the Planning Board assignments from the previous Master Plan and provided an update on the status. She stated it

was created in 2008 as a 20 year plan with a recommendation to have updates done at the 10 year mark. She stated it should be on everyone's agenda in 2018.

R. Ricker asked about the bottom of page two; the two new projects in town. He stated Highland Street was one, he asked where the other was.

P. Harding replied that as probably from the last update. She stated that Wachusett Woods was the only one in town. She stated they had another one but waived the affordable housing because they were having trouble selling them.

R. Ricker asked about Wachusett Woods.

P. Harding stated that it was Town owned by default. She stated that DPW was maintaining the pump station and they moved the generator. She stated that letters were sent out to the neighborhood regarding obstructions and there were two fences in the public way currently. She stated the work should be done in the spring or early summer.

R. Ricker asked if the sign came down.

P. Harding confirmed it did.

J. Michalak asked if the Board had any comments.

R. Ricker asked if a Master Plan Committee was set up yet.

P. Harding replied it was not yet set up and the Town Manager would appoint people next year.

**RECOMMENDATION TO ZONING BOARD OF APPEALS- Variance – Loring- 69
Lexington Circle- R-1 Relief from Lot Area Requirement**

P. Harding stated that this was the case where property was common ownership and it conformed to zoning and they never separated ownership so it merged after 2005. She stated they were now applying to the ZBA for variance for relief of lot area requirement.

R. Ricker stated that the ZBA typically grants these.

W. Ritter stated they did send out letters notifying people this was occurring.

P. Harding stated that it conforms to lot size.

Motion by W. Ritter, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO MAKE NO RECOMMENDATION FOR VARIANCE-LORING-69 LEXINGTON CIRCLE R-1 RELIEF FROM LOT AREA REQUIREMENT BECAUSE IT HAD LIMITED PLANNING SIGNIFICANCE.

**PUBLIC HEARING SITE PLAN/SPECIAL PERMIT- 450-454 Main Street Jeds
Hardwar- Addition of Commercial Building**

P. Harding stated that she did not think that Jeff Head was going to make the meeting.

J. Michalak told the public that the Board did not have 5 members and would not be able to vote on the Special Permit.

J. Berube, Jeds Hardwar asked if they could discuss the matter.

P. Harding stated that the Mullins Rule could apply.

J. Berube stated that they were under the gun a little time wise.

W. Ritter stated that it seemed to him that regardless, they would need to come back in front of the Board so it would make sense to have the benefit of more members when presenting their plans. He stated what they were asking for was a Special Permit and that required 5 members and only 4 were present tonight (April 11, 2017). He stated that he felt it would benefit them to wait and present to a full Board.

W. Ritter stated that typically the Board does not open the Public Hearing in these situations to allow for the applicant to have a bigger compliment and allow them to get a fair review.

P. Harding stated that she would recommend waiting until the 25th as well.

R. Ricker stated that would give the applicant a few weeks to take care of any issues. He stated that if all issues were resolved the matter could be taken care of in one night.

P. Harding stated that she would be happy to meet with them before hand and go over whatever they needed to help make sure it is ready for a decision.

Motion by W. Ritter, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO CONTINUE THE PUBLIC HEARING FOR SITE PLAN/ SPECIAL PERMIT FOR 450-454 MAIN STREET JEDS HARDWARE-ADDITION OF COMMERCIAL BUILDIGN TO APRIL 25, 2017 AT 7PM.

RECOMMENDATION TO ZONING BOARD OF APPEALS- CONT

Variance- Wasgatt- 29 Hickory Circle, R-40 Relief From Rear Setback Requirement for pool

T. Stratis recused herself and left the meeting at 7:20PM.

W. Ritter stated that there were not enough members to vote on this matter. He stated that the Board would not provide a recommendation on this matter as they did not have a quorum.

T. Stratis returned to the meeting at 7:22PM.

Variance – Biello – 66 Wild Willow R-1/ Relief from Setback Requirement for Shed

P. Harding stated that they were applying for relief for rear and side yard setback for construction of a shed. She stated it would be 5ft from the rear and 5ft from the sideyard.

R. Ricker asked what the requirements were.

P. Harding replied they were 20ft to the rear and 15ft to the side.

Motion by W. Ritter, seconded by R. Ricker it was UNANIMOUSLY VOTED TO MAKE NO RECOMMENDATION TO THE ZBA FOR VARIACE/ BIELLO, 66 WILD WILLOW-R-1 RELIEF FROM SETBACK REQUIREMENTS FOR SHED AS THERE WAS NO PLANNING SIGNIFICANCE.

SUBDIVISION CONTROL REGULATIONS

P. Harding stated that Chris DeMoranville was a major contributor for design standards and he was recently promoted to Supervisor of Operations so his spot was now vacant. She stated they will revisit this matter as the position gets filled.

J. Michalak asked where he was promoted.

P. Harding replied to Supervisor of Grounds and Highway. She stated that it was under the DPW but a different position. She stated that this did not need to go to Town Meeting to change so that once the position was filled and they were able to work on it again they could have a Public Hearing scheduled and go from there.

TOWN MEETING STREET ACCEPTANCE- Stoney Brook Estates, Bullard Estate and St. Mary's Drive Extension

P. Harding stated that all the above had petitioned for street acceptance and they were working on a punch list of items to get to the developer. She stated there were minor items for St. Mary's and Bullard and that Stoney Brook still had a lot to address.

J. Michalak asked the deadline on that.

P. Harding replied it was the Town Meeting.

J. Michalak asked about Town Meeting; he asked if the petitioner for the used car sales come back.

P. Harding replied he did and changed his petition to the commercial district.

J. Michalak asked about presenting to Town Meeting.

P. Harding replied that they will get the information to J. Michalak.

APPROVAL OF MINUTES

Motion by W. Ritter, seconded by T. Stratis, it was UNANIMOUSLY VOTED TO APPROVE THE FEBRUARY 28, 2017 PLANNING BOARD MEETING MINUTES AS PRESENTED.

MISC.

P. Harding stated that at the next meeting the Board would be discussing Jeds, a new preliminary subdivision off Torey Fort Lane where they were adding a cul de sac, and a Special Permit for a common driveway off Princeton Street.

W. Ritter asked for an update on Summit Wynds. He asked if they stopped holding events.

P. Harding stated that there was no information for right now.

R. Ricker stated they were still advertising.

P. Harding replied that she had not seen anything and would have to wait for proof for anything to be done. She stated that she had heard of touring but had no proof of it.

T. Stratis asked about trees in the public way and asked how was responsible for them.

P. Harding replied it would depend on who had the rights to the land. She stated that DPW would make the decision and work with HMLD who had a forester and that would be who would assist on that.

Motion by W. Ritter, seconded by R. Ricker, it was UNANIMOUSLY VOTED TO ADJOURN THE APRIL 11, 2017 PLANNING BOARD MEETING AT 7:34PM.

APPROVED: _____