

**February 7, 2013
Blackstone Planning Board
15 St. Paul St.
Blackstone, MA 01504
Main Meeting Room**

BOARD MEMBERS PRESENT: Chairman Paul Marvelle, Members, Joe Belrose, Kirk Vandyke, Donald Westberg and alternate member Gary Jolicoeur.

Excused Absents: Gerry Rivet

The Chairman opened the meeting at 7:00 pm.

BOARD BUSINESS:

Oak Hill Estates Road Bond Release:

The Board is in receipt of a memo from Guerriere and Halnon on behalf of D & Afonso Realty Trust for Oak Hill Estates Phases 2 and 3.

There is a memo from the Diane Warren relative to the balance for Oak Hill Estate II has \$46,185.30 and Oak Hill Estate III which is \$45,235.52.

The Board would like to get verification of the numbers from the Town Accountant.

On a motion made by Don Westberg and seconded by Joe Belrose, the Board voted unanimously to release the bond once the amount is verified by the Town Accountant.

Good and Welfare Public:

John McTiernan, Howard Baly, and Robert Massuco:

This was an informal discussion relative to the land off of the Onyx Development. The representatives are looking to put in 36 lots as a conventional plan. The representatives did meet with Consultant Carlucci.

They would also like to have an open space area. This open space area would be donated to the town. There was a draft of a yield plan provided.

Member VanDyke indicated that this is not really open space. Open space is open space and nothing else.

There was a suggestion to have a parking area with a trail and picnic area.

The railroad bed was discussed. There was a question about if this is in fact an active track.

Consultant Carlucci informed the representatives that the affordable housing component would need to be met. This would be a 10% requirement. This falls under section 123-13.2

Member VanDyke wanted to ask Mr. Baily if he can keep his open house signs off the memorials.

Mr. Baily indicated that he will address this with his staff.

The members wanted to know if they could get an electronic copy of the concept plan.

Sycamore Estates:

The Chairman communicated to the Board that he attended the Board of Selectmen meeting to provide clarity in regards to the gravel removal issue which has recently come up.

Town Counsel has provided a written explanation indicating that the gravel removal process falls under the jurisdiction of the Board of Selectmen. The Chairman also indicated that the Planning Board has followed all the appropriate steps in accordance with the Subdivision Rules and Regulations.

The Chairman will be attending the Board of Selectmen meeting to address the various questions in relation to Sycamore Estates.

Consultant Carlucci provided letters for the Board to view. These have also been forwarded to the Board of Selectmen.

This referenced the Town Code Relative to Gravel Removal.
(See Attached)

Minutes January 17, 2013:

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Board voted unanimously to accept the minutes from January 17, 2013 with the noted revisions.

Warrant Articles:

The Planning Board submitted the three warrant articles to be placed on the spring town warrant. These include, gravel removal increase fee, stretch code, and mixed use change.

On a motion made by Kirk VanDyke and seconded by Joe Belrose, the Board voted unanimously to hold the public hearing for the warrant articles on March 7, 2013 at 7:00 pm.

Payment of Bills:

On a motion made by Joe Belrose and seconded by Don Westberg, the Planning Board voted unanimously to sign the bills as presented.

Adjourn:

On a motion made by Gary Joliceour and seconded by Kirk VanDyke, the Planning Board voted unanimously to adjourn the meeting at 10:00 pm.

The meeting was adjourned at 10:00 pm.

Future Meetings:

The next meeting is scheduled for Thursday, March 7, 2013

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary