

**May 2, 2013
Blackstone Planning Board
15 St. Paul St.
Blackstone, MA 01504
Main Meeting Room**

BOARD MEMBERS PRESENT: Chairman Paul Marvelle, Members, Joe Belrose, Gerry Rivet, and Kirk Vandyke.

The Chairman opened the meeting at 7:00 pm.

BOARD BUSINESS:

PUBLIC HEARING DATE:

**Special Permit Submittal for Flexible/Conventional
Subdivision 30 Pickering Rd.:**

Member Belrose recused himself from discussion.

Special Permit Application:

The Board is in receipt of an application from Robert Massucco for 30 Pickering Road for a Special Permit Application for June 6, 2013 at 7:30 pm.

The Board is in receipt of an application for a special permit for a flexible Residential Subdivision. A public hearing date will be set.

On a motion made by Gerry Rivet and seconded by Kirk VanDyke, the Planning Board voted unanimously to hold the public hearing for the special permit submittal for June 6, 2013 at 7:30 pm.

REORGANIZATION:

On a motion made by Joe Belrose and seconded by Gerry Rivet, the Board voted unanimously to not hold reorganization until there is a full complement of the Board.

RECOMMEND NEW MEMBER:

The Board is in receipt of a memo dated April 11, 2013 from the Town Clerk. This member is in relation to a letter received from John Wozniak in which the letter states that he is resigning from the 5 year term.

The secretary of the state has advised that this situation would be considered a “failure to elect”.

The Board is in receipt of a memo dated April 19, 2013 from Owen Bebeau interested in being appointed to the unfilled position on the Blackstone Planning Board.

The Board is also in receipt of a letter from April 24, 2013 from John Parmentier who is interested in the open position to the Blackstone Planning Board.

Both applicants were present and provided a brief narrative on their background. The Board asked a variety of questions.

The Board did discuss that Mr. Bebeau did seek to run for the position in the April elections. He also took part in the debate and provided good answers during the debate. He is also showing interest after the election was done. Mr. Parmentier did not seek this position earlier in the process. They are both qualified and could be good members.

Chairman Marvelle felt that Mr. Bebeau did not have an agenda. During the debate he had many good points and he held his own. He was a good candidate.

The Board was in agreement that both candidates would be a benefit to the Board.

On a motion made by Gerry Rivet and seconded by Joe Belrose, the Board voted unanimously to support the appointment of Owen Bebeau for the open position on the Planning Board.

The secretary will send a letter to the Board of Selectmen informing them of their recommendation.

SYCAMORE ESTATES:

Member VanDyke Recussed himself from discussion at 8:00 pm.

There was a complaint filed in an email in relation to the earth removal. Chairman Marvelle informed the Board that he was part of a site visit was conducted with Bill Walsh and Mike Catalano. All was done correctly, the stakes were marked.

The Chairman did mention again that he recommended to the Board of Selectmen representative that they are the ones responsible for the bond for gravel removal.

There was a question about the elevations.

Member Rivet wanted to know in what capacity was Bill Walsh there?

Chairman Marvelle indicated that he was there as the Zoning Enforcement Officer/Building Department.

The Planning Board has heard nothing back from the Board of Selectmen in regards to the bond.

Member Rivet asked once the gravel removal is done, who is the consultant going to be?

The Board of Selectmen had not selected a consultant.

The Planning Board would like a letter written to the Board of Selectmen about them putting a bond in place.

Abutter VanDyke, 106 Elm Street:

He indicated that he has never seen that much earth removal taken from a site for 13 houses. He wants to see the numbers.

The Chairman communicated that if there needs to be peer review of the earth removal, it needs to go through the Board of Selectmen.

Consultant Carlucci noted that the plan showed slope easement beyond right of way.

The grade was within 1% of maximum for a stretch and then leveled off at top.

Kirk VanDyke resumed his seat as a member at 8:35 pm.

ROLLING BROOK:

The Board is in receipt of an email from Rolling Brook seeking a bond release.

The applicant was not in attendance to discuss the bond release.

The applicant did provide a plan which was received yesterday. There was not adequate time for this to be reviewed by consultant.

The Consultant did briefly review the plan at meeting and noted that the signature block for the Board of Selectmen should not be indicated on this plan. The plan also says layout and does not reference that this is an as-built plan.

The Board discussed that there has been three letters provided to the applicant explaining what is needed for the Board to sign this plan. To date this has not be fulfilled.

Upon review of the layout plan it was noted that Lot 7 has its driveway cutting through the open space. Another item which will need to be addressed is Lot 9. This parcel clips the corner of Lot 8. This will need to be addressed prior to the Board signing off on the plan.

The Board will put this as an agenda item for the next meeting and would like to have counsel present to explain to the position of the Board.

The bond will not be released.

The Chairman will contact legal counsel and have them draft a letter another letter the Rolling Brook representatives with the discrepancies.

If the town is not going to accept the street it needs to be documented. The rules and regulations as set for the Blackstone are not being complied with.

Good and welfare members:

Member Rivet wanted to know what the Board would like to do in regards to the representatives who spoke at the January meeting about solar and the potential for land acquisition.

The Chairman would like to bring to this to the Board of Selectmen after the town meeting. This could be an open forum where the boards and committees are invited along with the public.

CONSULTANT REVIEW:

ANR Plan Review:

On a motion made by Gerry Rivet, and seconded by Kirk VanDyke, the Board voted unanimously to have Consultant Carlucci provide review for the ANR plan submitted by Mr. Whipple at the applicants cost.

Special Permit Review:

**On a motion made by Gerry Rivet, and seconded by Kirk VanDyke, the Board voted unanimously to have Consultant Carlucci provide review for the Special Permit plan submitted by Mr. Massucco at the applicants cost.
(member Belrose recused himself)**

Planning Report:

The Chairman would like the Consultant to provide a bulleted punch list for Town meeting relating to the various articles for the Planning Board.

The Chairman would like the secretary to place Paul Marvelle and Consultant Carlucci on the speaker list for town meeting.

Consultant Carlucci informed the Board that there will be a National Trails Day Celebration to be held June 1, 2013. This event is being organized by Selectmen Chamberland.

Minutes:

Amendment to the September 13, 2013 minutes:

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Board voted unanimously to accept the amendments to the revisions of the September 13, 2013 minutes.

March 7, 2013:

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Board voted unanimously to accept the minutes from March 7, 2013 with the noted revisions.

Payment of Bills:

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

ADJOURN:

On a motion made by Joe Belrose, and seconded by Gerry Rivet, the Board voted unanimously to adjourn the meeting 9:00 pm.

FUTURE MEETINGS:

The next meeting is scheduled for Thursday, June 6, 2013

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary

*Minutes of May 2, 2013 Meeting
Blackstone Planning Board
Approved July 11, 2013*