

**July 11, 2013  
Blackstone Planning Board  
15 St. Paul St.  
Blackstone, MA 01504  
Main Meeting Room**

**BOARD MEMBERS PRESENT:** Vice Chairman Kirk VanDyke, Members, Joe Belrose, Gerry Rivet, and Owen Bebeau.

**NOT PRESENT:** Paul Marvelle

The Vice Chairman opened the meeting at 7:00 pm.

**BOARD BUSINESS:**

The Board wanted in the record that they were recently informed that their meeting was being recorded. This was done without informing the Planning Board. The board communicates that they are an elected board and it is their decision to be taped.

The Board would like the secretary to check with town counsel if elected boards need to be videotaped.

**APPOINTMENT:**

**Alternate Member:**

**On a motion made by Owen Bebeau and seconded by Joe Belrose, the board voted unanimously to appoint Gary Jolicoeur as the alternate to the Blackstone Planning Board.**

**ANR Plan:**

Mr. Whipple was present along with Marc Nyberg the engineer on the project.

Consultant Carlucci recommended that the applicant keep the lots and simple record an access easement then the division would not need to take place.

Mr. Whipple was presented with a Consultant bill which will need to be paid by Mr. Whipple.

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

Member Belrose recused himself from discussion since he is an abutter to this project.

The continued hearing was opened at 8:00 pm.

**On a motion made by Owen Bebeau and seconded by Gerry Rivet, the Board voted unanimously to reopen the public hearing for the Special Permit for the flexible conventional subdivision for 30 Pickering Rd.**

The discussions were going to focus around the following areas: drainage, traffic impact and economic impacts.

**Drainage:**

The Engineer presented to the Board a document entitled “Community Impact Study.”

The Engineer communicated that the project will be serviced by both water and sewer. This will be connected at the existing Meadows subdivision and out to Farm Street. There will be a continuous loop for the water system. A graph of the water lines was shown. There are no pressure issues at this time. . The system will utilize the existing structures for a two inch pipe to a gravity manhole.

There was discussion about picking up additional houses on Pickering Road. The size of the pipe will have to be sized based on flow. Those interested on Pickering Rd would need to come to us collectively so we can decide about the size of the pipe. This will need to be discussed further.

Members of the Water and Sewer Commission were present. The members would like the members of the team to come to the water and sewer meeting to discuss this further. Well #8 is working very well and we need to keep this clean and purified.

There was a question if the 40 homes will cause any stress on the Well.

A member of the Commission noted that the consultant Weston and Sampson could look into this.

Member Rivet wanted to know how will residents be made aware that they can possible connect.

Water and Sewer Vice Chairman Parmentier responded that the Water and Sewer Commission will need to provide a letter of recommendation on the project. He further indicated that with any additional water, the DEP will need to be notified of water capacity. It is also important to make sure the flow levels are indicated. The form must be applied through the DEP and the Commission must sign and approve.

**Traffic:**

The next topic discussed was the traffic counts which were completed. The engineer presented a traffic count which was done by precision data industries, LLC.

The traffic study was completed by Ms. Edwards.

The traffic report began Monday June 17 and completed Friday June 21, 2013.

The directional traffic volume was measured at the north and south ends of Pickering Rd. at intersections with Farm Street.

Abutter, Darren Labonne 26 Pickering Rd commented that people on road know not to go south. He goes north to then go south.

Abutter, Dianne Wheeler 42 Pickering Rd. commented that the police were recommending that this be a one way street.

The Engineer responded that the site distance will be improved at this intersection. People are more inclined to use an intersection when it is improved.

It was recommended that the applicant seek the comments from the Fire and Police Departments.

The engineer noted that the numbers indicated fall below the threshold for a full blown traffic study. The numbers are below average for the peak hours.

There will be unpredicted trips, but the industry standard numbers are used worldwide and have been well documented.

Howard Bailey indicated that currently all of the traffic for construction for Onyx comes from Park St. There are lots of trucks and use by the same contractors. There have been no incidences with the construction crew that is there.

There will be no earth removal on this site.

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The Planning Board would like the applicant to come up with a plan for designated areas for the traffic of the construction crews. This can be developed at a future date.

**School System:**

The last topic discussed was the impact of the development on the school system.

It was indicated in the engineers formula that there would be no impact on the schools.

The board does not feel the formula presented is a true scenario for this development. It was recommended that the applicant provide to the Board the numbers for Onyx as related to children attending the Blackstone schools. The applicant will provide this to the board

The Engineer did note that the school population is declining and this development will not be a significant factor which will hurt the schools.

Abutter, Nick Bik: 132 Farm St commented that the initial project had two entrances, and since the applicant will not use the entrance on Farm, will they just abandon this or are they still going to fix and improve Park and Farm St. The vegetation and land has been stripped.

The applicant stated they would honor the improvements and will complete this.

The engineer communicated that he did speak with the DPW Director and they are working on the plans to show the improvements and wetlands are being flagged in the area. They will be going to the Conservation Commission.

The town agreed to do the permitting and Onyx agreed to do the work.

Abutter Darron Labonne, 26 Pickering Rd, responded that there is a lack of haybales and a silt fence. He wants to know what is to stop this from happening with the new development.

One of the members still would like to see three ways in.

**Continuation Hearing:**

**On a motion made by Gerry Rivet and seconded by Owen Bebeau, the Board voted unanimously to continue the hearing for Harris Pond II to August 1, 2013 at 7:15 pm.**

The Board wanted the Onyx representatives to contact Jimmy Sullivan in regards to the erosion issues at the Onyx.

Member Belrose joined the meeting at 9:00 pm

**Sycamore Estates:**

The applicant was not able to make it to make this meeting. The applicant has replaced and fixed the broken fence around the sycamore tree. Larry Webber did inspect and was satisfied with the job completed.

The contractor has not exceeded the amount of gravel allotted. There will be some more gravel removed for each individual lot. The Board is still concerned about the gravel. The gravel is being stockpiled in the back.

**Minutes:**

**May 2, 2013**

**On a motion made by Joe Belrose and seconded by Gerry Rivet, the Planning Board voted unanimously to sign the minutes from May 2, 2013.**

**June 2, 2013**

**On a motion made by Joe Belrose and seconded by Gerry Rivet, the Planning Board voted unanimously to sign the minutes from June 6, 2013.**

**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 9:30 pm.**

**FUTURE MEETINGS:**

The next meeting is scheduled for Thursday, August 1, 2013 at 7:00 pm.

Respectfully Submitted,

Amy Sutherland  
Meeting Recording Secretary

Approved August 1, 2013