

**August 1, 2013  
Blackstone Planning Board  
15 St. Paul St.  
Blackstone, MA 01504  
Main Meeting Room**

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

The Chairman opened the meeting at 7:00 pm.

The Board is seeking an alternate member to serve on the Planning Board.

**Metacomet land**

Resident Tom Bik was present at the meeting as a representative for Metacomet land trust. He presented to the Board a map of a parcel of land which is currently landlocked. There is money in the open space fund to purchase this. This can also be purchased through metacomet. There would be 30 acres. There are possibilities for passive recreational trails. The appraisal is currently being done. Mr. Bik indicated that this piece of land would be a good investment for the Town of Blackstone and metacomet.

The funding of this includes several options. There could be a warrant article drafted to utilize open space funds. This has already been brought to the Conservation Commission and they are in support.

The Board thinks that this is a great idea as long as it is managed properly and would always remain open space. The Board would like to know if there are any representatives that could come and speak about how to keep it as open space.

There was discussion that the warrant article could be submitted by the Planning Board, Conservation Commission, Parks and Recreation and Metacomet.

We have been trying to make sure that this open space land stays open space.

There are other parcels throughout the town which metacomet may be interested in pursuing. (Sycamore, Onyx, and Rolling Brook)

Mr. Bik responded that Metacomet is certainly interested in pursuing those other open space parcels.

The parcels from Sycamore to Rolling Brook and parcels down further down would make a perfect stretch of contiguous open space land.

**On a motion made by Owen Bebeau and seconded by Joe Belrose, the Board voted unanimously to recommend that a letter of support be written to support the purchasing of the open space parcel as recommended by Metacomment and will recommend the sponsoring of a warrant article.**

Consultant Carlucci will look into the other open space parcels throughout town and will send the list to Tom Bik.

**Special Permit Hearing:**

Member Belrose excused himself from the hearing.

**On a motion made by Owen Bebeau and seconded by Gerry Rivet the Board voted unanimously to open the continued hearing for Pickering Rd.**

The Chairman informed all that the Planning Board does not have an Associate Member, so the applicant needs to decide how they want to proceed.

The applicant decided to proceed with the present members.

The Engineer Stephen O'Connell was present and started the presentation by showing the most recent revisions to the lot configurations. The change in configurations came from the responses collected at the last hearing.

The water and sewer did receive a letter from the applicant.

There will be an opportunity during the definitive stage to further discuss these issues.

The Chairman of the Water and Seer Commission was present. He explained the previous meeting with the Pickering Road representatives was cancelled by the Commission since they did not have a quorum. The next meeting will be August 8, 2013 at 6:30 pm and he welcomes the Pickering Rd. project team to attend. The whole board should listen to the presentation as a whole. The Commission will provide a response to the Planning Board after the meeting. The Town will need to get approval from Woonsocket for a development of this size. The Commission will likely want their Engineer Weston and Sampson to look at this and provide comments.

**Abutter, Richard Labonne Pickering Rd:**

Mr. Labonne explained that Farm St. was engineered for gravity.

The Engineer continued his presentation by explaining that the conservation Commission approved the ANRDAD and the wetland line was approved for three years. There is no change to the roadway alignment due to these delineations. Some of the lots were reconfigured for open space lots. They took out the back open space area and increased it in other areas. This provides connection to Glenside and allows for connectibility.

Member VanDyke wanted to make sure that this will be a trail and not a bunch of weeds.

Howard Bailey responded that this will be a trail with wood chips, boulders, and possibly signage. There will be bounds so the neighbors know where this is clearly defined.

There was a question about if there is a fence for the open space, and it breaks, whose responsibility will it be to fix it.

The Engineer communicated that it would be the responsibility of the Homeowner's Association.

The applicant is willing to negotiate that in the future. This could be public if the Town of Blackstone has some of this, or private for a Homeowner's Association.

**Darren Labonne 26 Pickering Rd.:**

He communicated that most of the residents will use this for grass clippings. He also referenced Lot 6 has a quarter of the lot in Wetlands going to road (page c4.) This needs to be further evaluated.

The Engineer responded that there are wetlands and we are showing them. We have spoken with the conservation commission and are proposing wetland fill and replication.

**Resident Richard Labonne:**

Mr. Labonne indicated that there is a lot of standing water.

Engineer O'Connell agrees that there is some standing water there and it breaks Out. The topography shows a channel and in the spring there is snow melt.

The next topic discussed was the access throughout the site.

The Engineer indicated that he met with the Fire Chief and he will be writing a letter indicating that the access at Pickering and Park are sufficient. The Fire

Chief had no opposition to what is being proposed. The Fire Chief communicated to them that he prefers not to have a 10% grade. The Fire Chief supported the improvements to the site distance.

DPW Superintendent Sullivan was present at meeting and indicated that the drainage coming off the hill will need to be straightened to put the water main in.

The Engineer responded that this will occur with an easement.

Chairman Marvelle wanted to know what the volume of traffic will be down Pickering Rd.

The Engineer responded that the analysis was done on the traffic counts, and the Existing counts currently demonstrate that a formal study is not warranted. The counts were significantly below the average.

**Resident, Mr. Bik, 132 Farm St:**

The entrance on Farm St. has a curve and it is hard to see. The Park St. entrance is an easier entrance to use.

Member Bebeau noted that we need to think about the school bus trips into the projects.

The Engineer responded that the decision of the school buses can change any day.

A resident responded that the current school buses do not go on Pickering Rd.

Member VanDyke thinks it is a mistake to abandon the other entrance. He agrees with Mr. Bik.

Mr. Baley responded that if the Board and residents feel strongly about the third entrance, then we will put it in.

An example of the three entrances was shown to the Board to review. The Board did not like the example of how the third entrance of Pickering Rd. looked.

Abutter, Richard Labonne responded, why not have another option, to separate this in its entirety and do not connect to Harris Pond Development.

Abutter Carol Bray communicated that she lives at the corner of entrance and exit and she has a problem with the road. She also wanted to know what was

going to be done in regards to a sidewalk.

The Engineer responded that there will be a sidewalk on one of the sides. The actual paved width of the road will be 22 ft. wide and one foot for berm on each side. This will be the same for this project. This will be consistent with the Onyx.

Chairman Marvelle is concerned about the groundwater near Pickering Road. He wants to make sure this is not putting more of a burden on the preexisting infrastructure on the opposite side of Pickering Rd. This water needs to be contained and brought to another location.

The Engineer responded that there will be a 60% reduction of water will be captured and conveyed the other way to the detention basin.

Chairman Marvelle wanted to know if they can go further down and pick up more of the water and do some drainage on the back side of those houses.

It was indicated that there is a clogged pipe at the end.

Abutter, Richard Labonne wanted to know if there have been any ledge studies completed. This area is solid ledge. The roadbed is 16 ft. above where they will be working. This needed to be clarified. The rock removal will need significant and will need lots of fill brought in. This is a concern.

The Engineer responded that there is not a lot of blasting which will be done. probably only for the trench. This is essentially a balanced site.

Abutter, Darron Labonne, communicated that when you go down 18 ft., you must be at a 2 to 1 slope. This is not going to be 12 ft., this needs to be taken into consideration. Any dirt brought in would need to go down Pickering Rd.; 18 ft. deep will be 30 ft. in wide.

Howard Bailey responded that he is not correct, and suggests the abutter reference the OSHA regulation book.

The Chairman asked if there were anymore questions.

**On a motion made by Owen Bebeau and seconded by Gerry Rivet, the Planning Board voted unanimously to close the hearing for the Pickering Rd. Project.**

**On a motion made by Owen Bebeau and seconded by Gerry Rivet, the**

**Planning Board voted unanimously to this be a low impact flexible residential project.**

The draft decision will be reviewed and voted on at the September 5, 2013 at 7:15pm meeting.

Member Belrose returned to the meeting at 9:10 pm.

**Sycamore Estates:**

Member Vandyke excused himself at 9:11 pm.

The applicant Lawny Tinio was present.

The Chairman communicated that there was some water run off which needed to be addressed.

The DPW Superintendent responded that he met on site with the representatives and that there was heavy rain and there are three dikes installed to hold the water back. It was communicated that the applicant is planning on doing some of the drainage work next week.

Mr. Tinio responded that they have put in hay bales and are working with the Neighbor directly across the street to remediate any damage which has been caused.

Member Bebeau responded that the retention pond is not sufficient.

Mr. Tinio responded that the retention pond is set up that the recharge system is underground and that is not built yet. This will be the tank system behind the tree. Construction for this will begin on Monday.

Chairman Marvelle requests that the DPW Superintendent generate a letter for the board about what actions were taken.

There was a question about the width of the stockpiling.

The applicant responded that he will provide us with a memo indicating the actual numbers.

The Chairman informed the Board that both arborists agree that the Sycamore tree is in better shape than ever. It has grown and is shedding bark as healthy trees do.

It was communicated that there will be pruning done to the tree.

The applicant informed the Board that the road bond will need to be put in place.

Member VanDyke returned to the discussion 9:30 pm

**On a motion made by Joe Belrose and seconded by Owen Bebeau, the Board wanted the Chairman to check with Town counsel if they need to be televised.**

**Minutes:**

**July 11, 2013**

**On a motion made by Joe Belrose and seconded by Gerry Rivet, the Planning Board voted unanimously to sign the minutes from July 11, 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 9:45 pm.**

**FUTURE MEETINGS:**

The next meeting is scheduled for Thursday, September 5, 2013 at 7:00 pm.

Respectfully Submitted,

Amy Sutherland  
Meeting Recording Secretary