

**September 5, 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 in receipt of a letter of interest for the position as an associate member. The Chairman read the letter and would like the secretary to continue having the associate member position advertised on cable for others that may be interested. The Board will place this on the October agenda.

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Board made a motion to defer the alternate of interest appointment until the next mtg.

The Board would like to review the letters prior to the meeting.

Pickering Rd.

Member Belrose excused himself from the discussion.

The Board is in receipt of the draft decision for the flexible residential development and preliminary subdivision plan for the Meadows at Harris Pond II.

The descriptive details of the plan would be in the definitive plan approval.

The Board would like some language regarding the conservation and wetland areas referenced in the decision.

On a motion made by Owen Bebeau and seconded by Gerry Rivet, the Planning Board voted unanimously to approve the Special Permit for Pickering Rd.

Member Belrose rejoined the meeting at 7:28 pm.

Site Plan for Imran Bhatti 228 Main Street.

Mr. Bhatti came to the Planning Board for clarity in regards to the parking needed on this site.

The information was forwarded to the Town Consultant for review.

A letter from Consultant Carlucci was submitted. (See Attached).

The business owner needs three noted parking spaces for his business. There are other businesses in this parcel. The requirement for all the parking necessary for the three businesses would be 14.

The applicant informed the Board that his business has nothing to do with the garage. The resident is leasing a portion of this. He is leasing the convenient store.

There should be a dotted line indicating where the properties divide.

The Board was questioning what is triggering why the Planning Board needs to review this?

There is a gas station, a service station and a used car lot on this parcel. There are three businesses on the site.

The applicant communicated that he has been trying to get this resolved for months and he expressed that he keeps getting told to go to the various boards. The Board of Selectmen indicated that he needed to go to the Planning Board.

The Board discussed that based on the bylaw, the parking spaces required would be 7 1/2 plus the additional allotted for the used car lot.

The Chairman wanted to get clarity on what the license on the property allows.

On a motion made by Owen Bebeau and seconded by Joe Belrose, the Board voted unanimously to allow the Chairman to endorse a plan which shows at least 14 parking spaces for the noted property.

Sycamore Estates:

Kirk VanDyke excused himself at 8:00

The Board is in receipt of the letter which they requested from T&S regarding the gravel numbers.

This letter was read by the Chairman.

The Board would like to make sure that these numbers continue to be checked during the inspection.

The Board is in receipt of a letter from the Department of Public Works.
(See Attached)

There was discussion that there will be water looping to Rolling Brook for tie in, but the Rolling Brook plan has the pipe and tie in going through a driveway. The developer from Rolling Brook will need to address this. The tie is 300 ft. away from where it should be.

Abutter, VanDyke, 106 Elm Street:

He wants to make sure that instead of doing the loop in open space this is done within the other portion of land which will have minimum impact. He does not believe that a pipe can even be placed within open space.

The Chairman communicated that he spoke with Town Counsel about Rolling Brook and all documentation relating to it will need to be supplied to counsel.

Member VanDyke returned at 8:16 pm.

The Board is in receipt of a letter from Mr. Labonne regarding erosion issues on Elm St.

The Chairman did communicate that the developer did meet with the neighbor and this situation was resolved.

Harris Pond:

In regards to the erosion issues at the Onyx, the Chairman wants to invite the developer into the next meeting and discuss how this has or will be handled.

To date, the Planning Board has not been any letter of anything running into Harris Pond.

On a motion made by Owen Bebeau, and seconded by Kirk VanDyke, the Board voted unanimously to have the DPW Superintendent investigate and provide a letter to the Planning Board the actions which have been taken to address the issues.

The Board noted that peer review is available if requested.

Minutes:

August 1, 2013

On a motion made by Joe Belrose and seconded by Gerry Rivet, the Planning Board voted unanimously to sign the minutes from August 1, 2013.

Payment of Bills:

On a motion made by Owen and seconded by Owen Bebeau, the Planning Board voted unanimously to sign the bills as presented.

ADJOURN:

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

FUTURE MEETINGS:

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

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary