

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

BOARD MEMBERS PRESENT: Chairman Paul Marvelle, Vice Chairman Kirk VanDyke, Members, Joe Belrose, Owen Bebeau and Darren Labonne.

The Chairman opened the meeting at 7:00 pm.

Green Communities:

The grant application was submitted by the deadline which was the end of October. There were the five criteria to address. The Board of Selectmen choose the vehicle replacement policy. The decision on this grant should come by the end of November 2013. If approved we would receive \$150,000 to do the energy improvements.

Rolling Brook Estates:

The Chairman informed the Board that there was a meeting with Town Counsel, Consultant Carlucci and representative from Rolling Brook. This was a productive meeting and the applicant agreed to complete the deficiencies. The applicant will provide the necessary paperwork which will be reviewed by Town Counsel.

The Board discussed that there was an easement which needed to be deeded to the homeowners association per the subdivision.

ANR Scirocco:

The Board is in receipt of an ANR Plan for Mr. & Mrs. Scirocco.

The applicant received a variance from the Zoning Board of Appeals.

The ANR applicant was supplied to Consultant Carlucci.

Consultant Carlucci reviewed the submittal and provided a written recommendation for endorsement.

On a motion made by Joe Belrose and seconded by Owen Bebeau, the Board voted unanimously to endorse the ANR Mr. & Mrs. Scirocco.

ANR Pambob :

The Board is in receipt of an ANR Plan submitted by Attorney Knapik.

Consultant Carlucci reviewed the submittal and provided a written recommendation for endorsement.

On a motion made by Joe Belrose and seconded by Owen Bebeau, the Board voted unanimously to endorse the ANR as recommended.

228 Main Street:

The Board has been asked to receive further documentation regarding the safety issues at 228 Main Street.

The Planning Board did receive a correspondence from the police chief indicating that there are safety issues at the site.

The Board is not in support of endorsing the site plan for 228 Main Street.

A letter will be sent to the Board of Selectmen in regards to their decision.

Sycamore Estates:

Member VanDyke stepped down from the discussion.

The DPW Director supplied colored photographs of the work that has been completed at Sycamore Estates. Progress is being made. The water line is almost done. The detention basin is done.

Applicant Tinio was present and indicated that the paving would be done in the next couple weeks.

Peer Review:

The Board is looking to have peer review done at site.

40 Orchard Street.

The Chairman opened the public hearing for 40 Orchard Street. The applicant is seeking a Special Permit for an Accessory Apartment Unit.

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Board voted unanimously to open the public hearing for 40 Orchard Street.

The application was submitted to the Consultant for review.

The consultant informed the Board that the application is not complete and he does not recommend the Board take action on this application. He further suggests that the Board continue the hearing to allow the applicant to provide the required paperwork.

Mr. Gladu was not present at the beginning of the hearing.

He did arrive later and indicated that he does not know why he even needs to come in front of the Board. It was further explained that the Zoning Enforcement Officer has informed Mr. Gladu that he needs to seek a special permit for an accessory apartment.

Continuation Hearing:

**On a motion made by Joe Belrose and seconded by Owen Bebeau
unanimously to continue the hearing for 40 Orchard St. until December 5,
2013 at 7:30 pm.**

Harris Meadow Overview:

The applicant John McTiernan provided the Board with photographs of Lots 66 and 67. A swale was put in for stabilization. A lot of the erosion issues were addressed and more of the site is stabilized.

Attorney McTiernan showed photographs of Lot 66 and 67. The photos were taken November 6, 2013. The yards showed grass and vegetation.

The residents present were:

Peter Cridafi, 54 Glenside
Jamie Pereira, 62 Glenside
Stephen Burke, 60 Glenside
Steven Evans 19 Meadow Lane
Cathy & Duncan Rasmussen, 55 Glenside
Kevin Giroux, 64 Glenside

55 Glenside:

The Chairman is in receipt of a letter from the resident who resides at 55 Glenside. This letter was read into the record.

It was mentioned that the top swale was not on the original site plan and why is the applicant changing the signed plan.

Attorney McTiernan noted that the plan will have to be amended to address the change with the inclusion of the swale.

Member VanDyke would like the consultant to speak with the residents.

The secretary will call the residents and inform them of the date and time of the visit.

The cost estimate for \$1600.00 from Tetra Tech was provided.

Peer Review:

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Board voted unanimously to have peer review at Harris Pond.

54 Glenside:

This resident had lived at Glenside for a little over a year. He is concerned that the contractor is making alterations to the plan without the Board knowing.

The issues at this site include:

- 6 inch to 2 foot crevices
- Poor soil, yard washing out
- Poor landscaping, no shrubs/trees
- Project follow-up on by consultant

This resident is asking that the contractor stop building and take care of what is already on site.

The Chairman informed the residents that the signed plans can be viewed on the Worcester Register of Deeds site. He further explained that the inspections are done through phases. The infrastructure is checked and the building department does have an inspector which comes out to perform inspections.

64 Glenside:

The resident at 64 Glenside has the following issues:

- Contractor not taking responsibility for work
- The lots are being sold without maintaining common areas.
- We want to know what the Homeowner's Association fee is going to.
- Poor quality of loam
- Speeding on street asked for signs to be put up
- Selling homes at a rate they cannot maintain.
- There are pot holes which do not get repaired.
- The open space is not maintained.
- Lack of respect for the homeowners.

The Chairman responded that in regards to the signs, that is something that the Board cannot deal with since it is not a public road. The department to contact would be the Police Department since it is a public safety issue.

Developer Bailey responded that he has never seen anyone go 40 to 50 miles an hour within the site. If it is his workers he asks the homeowners to take down the plate numbers and we will address it.

It was suggested that for safety reasons, signs could be placed up at site on a temporary basis. There was also a suggestion for temporary speed bumps.

Resident, 19 Meadow Lane:

This resident indicated that they moved in three years ago and have had their own issues with the development. The loam on their yard is filled with rock, asphalt, and pieces of rug. They are still missing granite curb on the roadway. This is frustrating. The backfill that is left is being hidden. This is mostly ledge. He hopes that the developer will step up to fix the issues.

Resident, 82 Glenside:

This resident explained that speed is an issue and he went to the Chief of Police and nothing has been done. A temporary speed bump would be perfect.

Attorney McTiernan explained that in regards to the Homeowner's Association, the fund was just set up over the last month.

The board does have the right to have consultants on the site.

JB: open space I not going to be conveyed until the project is complete.

The Board encourages residents to put any concerns in writing so the issues can be brought up at a meeting.

The Board authorized the consultant Tetra Tech to

Warrant Articles:

The Board will discuss the proposed spring 2014 warrant articles.

Minutes:

October 3, 2013

On a motion made by Joe Belrose and seconded by Owen Bebeau, the Planning Board voted unanimously to sign the minutes from October 3, 2013 with the noted revisions.

Payment of Bills:

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

ADJOURN:

On a motion made by Owen Bebeau, and seconded by Joe Belrose, the Board voted unanimously to adjourn the meeting 9:30 pm.

*Minutes of November 7, 2013 Meeting
Blackstone Planning Board
Approved December 5, 2013*

FUTURE MEETINGS:

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

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary