

August 7, 2014
Blackstone Planning Board
15 St. Paul St.
Blackstone, MA 01504

Members	Paul Marvelle	Joe Belrose	Gerry Rivet	Kirk VanDyke	Owen Bebeau	Darren LaBonne
Present	X	X	X	X	X	X
Not Present						

Harris Pond II:

Member Belrose and Labonne stepped away from the table.

Engineer Steve O’Connell informed the Board that there is a new modification to the plan for Harris Pond II. The project will be scaled back to 18 new single family homes which are proposed within the existing Meadows at Harris Pond Estates subdivision. The original submittal was for 40 homes. The modification is proposing a cul-de-sac.

The Board was in agreement that they would like the abutters renotified since the scope of the project has changed. The applicant is to also provide the revised plans to the Police, Fire and DPW seeking comments.

The applicant is also aware that they will need to present in front of the Water and Sewer Commission.

The Chairman informed the applicant that a request for extension will need to be granted if the applicant requests such.

The applicant agreed asked the Board to give an extension for three months to review the plans. The extension will be until November 7, 2014.

On a motion made by Owen Bebeau and seconded by Gerry Rivet, the Board voted unanimously to grant an extension for Harris Pond until November 7, 2014.

Member VanDyke asked when the contractors are starting work since a resident complained to him about workers starting early.

John McTiernan indicated that the crew starts at 7:00 am and will follow-up to make sure this is the case.

The open space plan was discussed. It showed the revised yield plan.

There is less land being consumed by the revision. The yield plan represents the same land as part of the analysis. The modification will be between remaining land and open space.

The applicant will be doing land swapping with Mr. Millette since his land is landlocked. This will help him conform to Zoning.

After review of the numbers in the previous application, the cost associated with the infrastructure made the sewer not feasible. The proposed system will be low pressure which will tie into the existing low pressure system. The Consultant Weston and Sampson will be reviewing the proposal for the Water and Sewer Commission.

There will be no changes to the existing drainage plan.

Traffic:

The Engineer explained that they will be taking the access off Pickering Rd. but will be keeping the Farm Street entrance.

Open Space:

There will be revisions to the open space areas. There will be a large square piece which could be for future public use. This is an attractive upland piece of land which could be used for passive recreation.

The Board would like the applicant to look at the connectability of the Open Space parcels. The goal is to have contiguous open space areas.

The Engineer noted that a resident would be able to walk from open space to the public land to then the open space.

The Board would like them to look into options for making this open space land more contiguous.

The Board was made aware that some of the land will be retained by Mr. Massucco. The Board does not know his intentions for the remaining 19.69 acres.

There was discussion that there be a 30 ft. buffer for Mr. Millette.

Lot18 will be an independent lot and will not be part of the Homeowners Association.

The lots 10 A, 10 B, 10 C will be deeded to Mr. Massucco. There is no plan to build these, but it could be developed independently.

Member Van Dyke does not agree with the additional two lots. This new idea sounds better, but with remaining lot, there is the potential for another 20 lots in the future.

The Attorney responded that the other two houses have always been proposed from the beginning.

If Mr. Millette land is shifted. There could be a strip with a path for open space.

The applicant will look into making those revisions.

Affordable Units:

The applicant is reducing the affordable units from four to two. The applicant remains committed to providing options for meeting this requirement on or off site.

There are several properties on Main Street that could benefit from renovations.

Cul-de-sac

The Board did look at the length the cul-de-sac. The length of this seems long.

The applicant responded that it is 1250 ft. and comes under the flexible residential development.

The Consultant responded that the bylaw indicated it needs to be 500 ft., but a waiver could be sought.

There was a comparison done of cul-de-sacs throughout town and the average length was 1,000 ft.

The Board would like the applicant to get comments from police, and fire about the length of cul-de-sac.

The Board would like all information provided to the Consultant so he can provide a review letter.

Continuation:

On a motion made by Owen Bebeau and seconded by Gerry Rivet, the Board voted unanimously to continue the hearing for Harris Pond II until

September 4, 2014 at 7:00 pm.

Member Belrose and LaBonne came back to table at 8:26pm.

Rolling Brook Street Acceptance:

Attorney Ryan was present to discuss the street layout for Rolling Brook. The Board of Selectmen did hold their meeting in regards to the layout of the street.

The Planning Board is being asked to sign the layout plan and provide recommendations to the Board of Selectmen.

Member VanDyke indicated that the opens space areas and demarcation has never been resolved. These areas need to be marked so that residents do not encroach into this area. He is also concerned about the location of the driveway for Lot 9 and Lot 8.

The Board discussed recommending the following stipulations on the acceptance:

- Stormwater Management will be handled entirely by Homeowners Association
- There needs to be demarcation (trail heads for the open space areas) Lot 6 and 7 and Lot 5 and 4.
- Town will cover the snow removal, plowing street sanding, and trash recycling.
- Receive general town services police, fire and Town Vehicle access.
- Future unforeseen Towns Services.
- There will be no taking or cleaning of the street sweeping/ catch/retention basins.

The Board would like a letter sent to the Board of Selectmen informing them of the stipulations.

It was recommended by the Consultant to have Counsel review this.

On a motion made by Gerry Rivet and seconded by Joe Belrose, the Planning Board approved the layout plan for Rolling Brook and will sign the mylar Along with providing stipulations for street layout.

Special Permit Application:

Attorney Ryan submitted and application from Mr. Eldridge for an Accessory Apartment for 280 Blackstone Street: accessory apartment. The Board was informed that the applicant will be having the property is serviced by septic, and they will present a letter from Board of Health.

Scheduling of Hearing:

On a motion made by Gerry Rivet and seconded by Joe Belrose, the Planning Board voted to schedule the hearing for 280 Blackstone Street for September 4, 2014 at 8:30 pm.

The application will be reviewed by Consultant Carlucci.

It was recommended that the parking spaces be shown. The Board also informed the residents that the stairs have to be covered.

Sycamore Meadows:

Member VanDyke excused himself from discussion.

The building department received a complaint from a resident in relation to gravel removal at Sycamore Meadows.

The Chairman was informed that Bill Walsh went to the site and there was nothing out of the ordinary.

Mr. Tinio did provide an email regarding the gravel numbers. This was forwarded to the Board of Health.

The Board would like to send a formal request to the developer and have the consultant check the gravel removal numbers.

The Chairman indicated that there is additional grading that is needed for each lot.

Consultant Carlucci will get the gravel removal number for each lot.

On a motion made by Owen Bebeau and seconded by Joe Belrose, the Board voted unanimously to hire Tetra Tech to verify the gravel removal numbers for Sycamore Meadows.

Supoena:

The Board was presented with a subpoena on July 25, 2014. The Chairman would like to seek counsel in regard to who needs to gather these documents since it indicates that the records must be certified copies.

The Board indicated that there needs to be a cost for the person who will be compiling the information.

The Chairman does not want the board responsible for the collection of these documents since the town clerk is the official record keeper for the town.

On a motion made by Gerry Rivet and seconded by Joe Belrose, the Board voted unanimously to have the Chairman seek counsel in relation to the subpoena.

Minutes:

On a motion made by Gerry Rivet and seconded by Joe Belrose, the Board voted unanimously to approve the minutes from June 6, 2014 & June 26, 2014.

Bills:

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

Other Business:

- The Board received a memo from the Board of Selectmen asking to meet on September 9, 2014 to discuss retention areas.
- The Board would like Town Counsel to write something to the Board on what are the legal rights about maintenance as it relates to retention basins.

On a motion made by Joe Belrose and seconded by Owen Bebeau, the Board voted unanimously to seek legal counsel regarding retention areas.

Adjourn:

On a motion made by Joe Belrose and seconded by Owen Bebeau, the Board voted unanimously to adjourn the meeting at 9:35 pm.

Respectfully Submitted,

**Amy Sutherland
Recording Secretary
Approved September 4, 2014**