

September 4, 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:

The Chairman read the formal letter which was sent to the abutters.

The applicant indicated that the list of those who received the notice was from the initial list for Meadows I and II. Attorney McTiernan did inform the Board that if new residents moved in, he did not send it to them. The intent of this was as a courtesy notice.

Abutters who were not notified:

- Michelle Pare, 42 Glenside Dr. (Lot 29) – she is new to the development.
- Nicholas Bik: 132 Farm Street- was present at meeting

The Chairman does not want to continue the hearing since other abutters might be left out. The concern is that some people in the Meadows Development would not have the opportunity to see the new decrease in the project.

Member Belrose feels that all should be notified again since this is a new project.

Member Bebeau agrees that all abutters should be notified.

Member Rivet agrees all should be notified, but it could be done for the next meeting.

Member VanDyke noted that we did not ask for return receipt certification. Another letter could be sent out for the next meeting since we are not making any formal decision this evening.

One of the residents in the audience suggested putting this on social media.

The Chairman entered the following into the record:

- A letter from the Fire Chief, dated August 29, 2014.

This letter referenced that he has no problems with the street layout plan as recently submitted.

Member Belrose wanted clarity if he and member Labonne are considered abutters.

The Engineer responded that the project known as Meadows II has not been withdrawn, it has been modified.

Consultant Carlucci responded that they are still considered abutters.

Member Belrose and Labonne excused themselves from the discussion.

Attorney McTiernan wanted to follow-up with member VanDyke about the contractor start time and they will not be starting earlier than 7:00 am.

There was a recommendation that since the project is being scaled back, could improvements be made to improve the intersection. This would be a benefit to the town.

The applicant responded that he does not have this price cost broken out yet, but they will look into it.

The applicant is still committed the existing drainage along with improving the basin area.

Member Rivet indicated that the DPW director recommended a wider road.

The Engineer responded that whatever the DPW requested for the road width is what it will be.

The Engineer also informed the Board that the Open Space access area was revised and it adjoins to the other open space areas. There will be fenced double rail to the delineated trail head.

The Board suggested delineating the Open Space area near Millette property with rocks/boulders to help guide residents. There will be four parallel parking spaces at this open space area.

Maintenance and easement will depend on what is done with the parcel.

Mr. Millette will have rights until new parcel and other means of access is provided. The right of way will remain in place until the access areas change. The easement with will be 30

ft.

The Engineer provided a brief overview for the public. The project started as 40 lots, serviced by gravity sewer line, but due to costs, it was scaled back and are proposing 17 new lots. The 18th lot has an existing house on site which will remain. This project is considered a modification. The stormwater controls will remain the same.

The proposed system will be low pressure sewer. The Water and Sewer Commission is having the Engineer firm Weston and Sampson review the plan. The review will be ready by the next Water and Sewer meeting which is scheduled for Wednesday, September 10, 2014.

The Blackstone Conservation Commission approved the last project and the Order of Conditions were issued. The applicant will need to send Conservation Commission updated plans and will seek an amendment.

Affordable Units:

The Chairman explained that as part of development process, the applicant must provide Affordables. The applicant did provide affordable housing options and the Board agreed to consider those options. The units will have to provide affordable housing credits and will have to be done through the lottery process. This would be a 30 year restriction

Stormwater Issues:

Member Rivet wanted to follow-up with stormwater issues. Attorney McTiernan responded that the issue has been fully resolved. The Consultant was at the site and provided a letter.

Member Bebeau responded that the report from Tetra Tech noted that loam is being removed from site.

Attorney McTiernan responded that some loads were swapped and went to Wrentham. The equipment to screen goes back and forth from the site in Wrentham to Blackstone. He needed the truck and equipment.

There was a question about what the infiltration basin will look like when completed.

Engineer O'Connell responded that this will remain vegetated. It will not hold a lot of water and will drain within 72 hours.

Residents Labonne 26 R Pickering Rd:

Mr. LaBonne was asking where the house on Lot 10 will be positioned since there is a woodboiler at 26 R Pickering Rd. Depending on where the house is put, this could put the boiler in violation. Currently it is not in violation.

The Engineer responded that the house 10(b) will be more than 150 ft. away. House 10(c) will be about 160 ft. away.

The Chairman responded that anything to do with woodburning stoves needs to fall within the State regulations and is controlled by the Board of Health.

31 Glenside:

This resident wanted to know about the timeline for the second entrance. Their concern is in regards to the walk to the bus stop.

The Chairman indicated that he would like to see the main entrance on Farm Street completed initially.

Resident Bik 132Farm:

Mr. Bik is concerned about the progress of this project. There were supposed to be drainage improvements on Park Street which have not occurred. These improvements should be done before phase two begins. This is the fourth time he has asked, when the are Park and Farm Street improvement will be done. He also commented that the three entrances would be better than two.

Howard responded that all the agreements from the town have been granted, but we cannot complete until the modification is approved. Onyx did not drop the ball, we have been through three town administrations, and three DPS directors. We just got the approval from Conservation Commission. The Town was supposed to take care of this.

The Board would like a copy of the Homeowner's Association documentation for the new Project since legal will need to review this.

The applicant will be sending letters to the new neighbors.

Attorney McTiernan asked if Consultant Carlucci can draft the decision for this project.

The Board was fine with the Consultant working on the draft decision.

Release of Building Permits:

Attorney McTiernan is looking for have the building permits released for Lot 4-9 and 51-56. This will be for a total of 12 lots.

On a motion made by Gerry Rivet and seconded by Owen Bebeau, the Board voted unanimously to release the Building permits for Lot 4-9 and 51-56.

The Board has not received any documentation from the police department or the department of public works.

On a motion made by Gerry Rivet and seconded by Owen Bebeau, the Board voted unanimously to send a letter to the police department and DPW requesting comments

on the modification plan.

Continuation:

On a motion made by Gerry Rivet and seconded by Owen Bebeau, the Board voted unanimously to continue the hearing until October 2, 2014 at 7:00 pm.

Member Labonne and Belrose rejoined the meeting at 8:36 pm

Accessory Apartment Special Permit:

On a motion made by Joe Belrose, and seconded by Owen Bebeau, the Board voted unanimously to open the public hearing for 280 Blackstone Street.

Attorney Ryan was present representing the applicant.

The application has been reviewed by Consultant Carlucci and a report was provided. The Attorney will be getting written documentation from the Board of Health.

The Consultant communicated that it is clear that all stairs must be enclosed.

It was recommended to approve the Special Permit conditioned that it will not be signed until the approval from the Board of Health.

Close Hearing:

On a motion made by Owen Bebeau, and seconded by Gerry Rivet, the Board voted unanimously to close the public hearing for 280 Blackstone Street.

Approval 280 Blackstone Street:

On a motion made by Owen Bebeau, and seconded by Gerry Rivet, the Board voted unanimously to approve the Accessory Apartment for 280 Blackstone Street contingent upon receipt of Board of Health Documentation.

Minutes:

On a motion made by Joe Belrose and seconded by Gerry Rivet, the minutes from August 7, 2014 were accepted.

Supoena:

The Chairman went to the Town Administrator who was to discuss this with legal counsel. The Chairman did send a letter to Attorney Wozniak informing of the cost for the documents. There has been no contact or payment to date.

Adjourn:

On a motion made by Gerry Rivet, and seconded by Owen Bebeau, the Board voted unanimously to adjourn the meeting at 9:45 pm.

*Minutes of September 4, 2014 Meeting
Blackstone Planning Board
Approved November 6, 2014*

Respectfully Submitted,

**Amy Sutherland
Secretary**

Approved November 6, 2014