

**February 6, 2014**  
**Blackstone Planning Board**  
**15 St. Paul St.**  
**Blackstone, MA 01504**  
**Main Meeting Room**

<b>Members</b>	<b>Paul Marvelle</b>	<b>JoeBelrose</b>	<b>Gerry Rivet</b>	<b>Kirk VanDyke</b>	<b>Owen Bebeau</b>	<b>Darron LaBonne</b>
<b>Present</b>	X	X	X	X		X
<b>Not Present</b>					X	

The Chairman opened the meeting at 7:00 pm.

**Rolling Brook:**

The Board is in receipt of the email from Town Counsel.

The Chairman spoke with the Department of Public Works Superintendent and he is comfortable and satisfied with the work which has been completed.

The board is comfortable with having the applicant bring the Mylar to the March 6, 2014 meeting for signatures.

**On a motion made by Joe Belrose and seconded by Gerry Rivet, the Board voted unanimously to sign the Mylar at the March 6, 2014 meeting.**

**Julian Martin 279 Lincoln St:**

Resident Julian Martin came to the board information seeking. He owns property at 279 Lincoln Street and would like to have a business there which would include the building of a chicken house or barn. The family would like to sell organic eggs. The facility would have indoor heating for the chickens. This would need to be inspected on a regular basis. This would be a modern facility. The manure is kept dry. It is cleaned and controlled on a daily basis.

The goal is to have a small family business and the bylaw does allow this.

This parcel is located in the R1 district which is industrial. The parcel is a total of 12 acres.

Member VanDyke communicates that if it is zoned industrial it would be nice to see this type of business there. Since it is an organic business there are more controls on it.

The Board did let Mr. Martin know that he does need to go to the Board of Health. He will also need to go to the Board of Selectmen since they handle the business permit side of this.

Consultant Carlucci did indicate that agricultural uses are mostly exempt but the resident may have to submit an application for a minor site plan review to address the parking, loading and access.

The Chairman did indicate that there are concerns about the narrow street and the potential for truck and delivery traffic. This will need to be reviewed by public safety which would include fire and police. There was also a question about the cut-off street. The width of the road needs to be determined.

Mr. Martin indicated that delivery trucks will come weekly.

The board recommended that the resident put all of this information into a plan which would be reviewed.

**Definitive Subdivision Modification Harris Pond:**

Members Joe Belrose and Darron Labonne excused themselves from the hearing at 7:36 pm.

The Chairman opened public hearing for the definitive subdivision entitled “The Meadows at Harris Pond 11” and also “The definitive subdivision modification for the meadows at Harris Pond”.

Member Owen Bebeau will sign a Mullen’s certification since he was absent from hearing.

The Engineer on the project is Stephen O’Connell, from Andrew’s Survey and Engineering, Inc. He began the hearing by explaining that there is an existing modification plan which was filed for the Meadows at Harris Pond. Both public hearings are separate applications and should be acted upon separately. These will be discussed at the same time. Pursuant to the special permit for the flexible residential development and preliminary subdivision plan will have 40 new lots. He indicated that the storm water design has been designed to adequately handle the flow. The proposed development will have two open space parcels. The new site will have a connection with Glenside. There will be a change in the storm water. The storm water will go into an existing basin on Harris pond. All of storm water will be directed into the basins.

The board would like to see an overlay of the two sites with the noted changes and also referencing the open space.

Member VanDyke noted that it looks like five acres of the open space are gone.

The applicant communicated that they have met with the Water and Sewer Commission to look at the sewer possibilities in the privilege section. This plan will allow for the 40 homes and an additional 50 to connect. This system could be sewer by gravity and it would come out the existing property and run through Pickering Rd. and continue to Farm St. and continue to the railroad bed where the booster station will be constructed. The existing flows will be pumped into the high pressure system. The booster station will offer for future expansion. The water and sewer commission waived the connection fees to make this happen.

The Chairman is concerned with the quantity of volume of water which will be going into this basin.

The Engineer indicated that all the calculations have been provided that it will be sufficient and can handle the volume.

The Chairman would like this reviewed by a consultant.

There is a concern with the stormwater maintenance. Will this be the responsibility of the homeowner's association of the current subdivision; or will it be shared with the new project. This needs to be figured out.

The trail heads will be boulders and the parking would be a gravel area.

The affordable housing requirement is still being explored. The applicant is looking to put it in affordable housing at an alternative off site parcel.

The Chairman asked the public for comments.

**Abutters:**

**54 Pickering Rd.:**

Abutter, Millette indicated that he owns the abutting property. He is questioning the survey markings. He claims that the marking have been moved in relation to the tree which is over 100 years old. He does not want the tree to be removed. The marker was always there and was behind the tree. The new markers are 50 ft. over and there was a big change. This needs to be checked. This resident is also concerned about his surface well. Mr. Millette was told that there was a proposed 50 ft. buffer for wildlife and trees.

The board would like clarity on the buffer zone area mentioned by Mr. Millette.

The Engineer noted he will bring the approved plans.

The Consultant informed members that the trees need to be of a specific caliber as indicated in the regulations. It also referenced trees that are a certain size need to be preserved.

The applicant has not done a tree inventory.

**20 Pickering Rd.**

Resident Dalpe is concerned about the filtering of vehicles. There will be an additional 80 -120 vehicles.

The Engineer responded that there will be upgrades to the site line at the intersection.

**26 Pickering Dr.:**

Resident Labonne indicated that there is a site distance issue which needs to be addressed. Originally, there were three points of egress. It is not safe to have all the houses will go out that one spot.

He also informed the board that there is concern about the water coming down from site. A front end loader had to go and scrap the ice.

The engineer indicated that there are catch basins at the low points. All the water to Pickering Rd. does get intersected. The facts are that there will be significant improvement to the area.

**78 Glenside Dr.:**

Resident Gaudette noted that the original plan has egress to Farm St. Why was this option taken off the table?

Attorney McTiernan indicated that this is the most difficult part of subdivision. It has a 10% grade slope.

Mr. Gaudette responded that this was not the best way out to Pickering Rd. It would be nice to be able to exit out to Farm St. There should be a third means egress.

Member VanDyke responded that he still has an issue and is not comfortable with the third means of access being dismissed. The new waiver is for width and this proposal is for a narrower road. There would be 130 vehicles exiting on one road. This is not safe for the people. A 10% grade is tough, but a wavier on the grade would be better with another exit. He agrees with Mr. Gaudette. There should be an access for safety.

The engineer responded that the travel lanes are identical. Police and Fire are in support of this. Police and Fire did look at the plans. They have copies of the plans.

It was indicated that the police and fire may have the plans, but they may not have heard the resident concerns.

Howard Baily indicated that if the board feels that strongly about a third entrance we can look at it again.

Mr. Gaudette is concerned about the developer finishing the first part of the phase. The entire development will be running through Park St. The current punch list created is not being addressed. He also questions if the homeowners associations are going to be separate: It is indicated that there needs to be 40 more houses to have 80% control of the association. How will this be determined?

Attorney McTiernan indicated that this this is not determined yet.

**Mr. Evans 19 Meadow Lane:**

Mr. Evans communicated his concerns:

1. Traffic pattern is a concern.
2. Prefers third entrance for safety
3. Open Space parking lot is a concern.
4. Recommends that the first phase be finished prior to starting another project.

**Mrs. Bray, 18 Pickering Rd.:**

Mrs. Bray indicated that her driveway was initially staked at 30 ft. when this whole project started, the stakes are not 20 ft. from her driveway. Her concern is the cars and traffic. She was inquiring about what is her recourse. Will the developer provide a fence as a buffer?

Member VanDyke communicated that the resident can ask them for a fence and see what the developer says.

The engineer responded that something like that could be a condition of approval.

**82 Glenside:**

He was informed that the construction vehicles would enter the second entrance. Why is this not happening? He is upset the construction vehicles will still be going out the same entrance. This is a nuisance. He is also concerned about the affordable component and what this means to the current subdivision.

The Attorney explained that they are looking into other options for this.

It was communicated that the state mandates that towns work toward their affordable housing numbers. Typically the homes look the same as the others; but the interior might be a different.

The Consultant explained that there is a criterion of who can apply. There is usually a narrow band of people who qualify.

**20 Meadow Lane:**

The resident at 20 Meadow Lane wanted to request a copy of the traffic study: requested it.

It was suggested that the contractor have a construction entrance to relieve some truck traffic.

The engineer noted that there was a traffic report done in the last submittal. He can provide that to the residents who are interested.

A question was asked if the report accounted for the traffic going to Farms Street.

The engineer responded that the report did not do counts on farm.

It was suggested that this needs to be done.

Member VanDyke indicated that there is nothing that binds the board to have to connect.

The Chairman did indicate that these two submittal can remain separate.

**Continuation Hearing:**

**On a motion made by Kirk VanDyke and seconded by Gerry Rivet, the Board voted unanimously to continue the hearing for the definitive subdivision entitled the Meadows at Harris Pond 11 and also the definitive subdivision modification for the meadows at Harris until March 6, 2014 at 7:30pm.**

The other members reconvened and joined the meeting at 9:50 pm.

Member Belrose wanted to know procedurally, that we should have opened the first project and then the second in hearing. These will need to be acted on separately.

**Public Hearing for Warrant Articles:**

**On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Planning Board voted unanimously to hold the hearing for the warrant articles for March 6, 2014 at 7:00 pm.**

**Payment of Bills:**

On a motion made by Joe Belrose and seconded by Kirk VanDyke, the Planning Board voted unanimously to pay the bills as presented.

Planning Board Minutes  
Approved March 6, 2014

**Correspondence:**

The Board is in receipt of a letter from Duncan Rassisum from 55 Glenside Drive. The letter thanks the Board and developer for addressing the variety of issues.

**ADJOURN:**

**On a motion made by Gerry Rivet, and seconded by Joe Belrose, the Board voted unanimously to adjourn the meeting 10:15 pm.**

**FUTURE MEETINGS:**

The next meeting is scheduled for Thursday, March 6, 2014 at 7:00 pm.

Respectfully Submitted,

Amy Sutherland  
Meeting Recording Secretary