**Planning Board Minutes**

DATE: March 2, 2016

Convened: 7:02pm

Members Present: Dave Killian, Russell Smith, Sheila McCarthy, Pam Marquis

ANR’s:

* Old Palmer Road (Elmore Realty)-Chris Elmore presenting: Old Palmer Road Map 10 Block B Lot 5. Creating 3 new lots. Pam asked about boundary line agreement, which Chris confirmed that it is on the side line and not the frontage. Pam made a motion to accept Plan 1618PL dated March 2, 2016 as presented, Sheila McCarthy seconds and all in favor and none opposed.
* Bob Chennette: 125 Paige Hill Road and Agard- MAP 9, Block, Lot 2.- presented by Jean Sullivan of Sullivan Real Estate. All members reviewed the plan and there were no issues. Sheila motions to accept the Plan for 125 Paige Hill Road 13-0121, seconded by Pam Marquis, all in favor and none opposed.

OLD BUSINESS/ONGOING BUSINESS:

* True Green Capital Order of Conditions-reviewing the Order of Conditions, the Planning Board needs the new owner information and Pam asked if the land leases are currently recorded at the Registry of Deeds. The deed information is not current either. The Parcel information is incorrect also. The Planning Board clerk will add an addendum to the original instead of all together. The attorney for TGC asked where our Order of Conditions are coming from, if they are coming from the abutters or somewhere else. Pam explained that the trees were taken down prior to construction. Pam explained how the topography has changed and how the neighbors were still concerned with the lack of screening. Pam explained that the abutters are aware things will take time to grow back, but the abutters are still upset. The landscape architect, Brown, Richardson & Rowe, who we hired gave us some feedback and ideas how to remediate the situation. Josh feels that some of the plan presented by Brown & Rowe may not be feasible. He is concerned about painting the array, he does not believe that they can paint the backs due to warranty issues. Josh is also concerned with where the exact planting will be able to be. Pam mentioned that her recommendation is to have the landscape architect work with him for oversight on the plantings, they would be acting on our behalf. The architect could help to insure that there will be oversight over a specific amount of years. Josh mentioned that there are concerns about the feasibility of planting. Josh and the Attorney asked if the Planning Board, and Conservation Commission could meet jointly at the site regarding the planting of trees. Dave mentioned that Josh and his company should work with the landscape architect directly. Planning Board Clerk will coordinate a meeting and a site visit, between all parties, to determine what areas we need to plant. Josh is willing to coordinate a time when Conservation, Planning Board and Architect to make a meeting, and Thursday next week may look like a date. The Attorney for True Green is looking for any copies of anything, from the original developer. Pam suggested going to the Building Inspector. The Town Clerk may have copies as well. Josh asked about a meeting midway through the month. The board is willing to meet if possible.

Public Hearing: Open 7:45pm

Brian Caron for Caron Family Farmlands-160/170 Palmer Road- Brian Caron stated March 1, 2013, is the date on the plan. Brian is showing a few of the abutters the plans. Carol Platnik from Conservation is here looking at the plans as well and encourage Mr. Caron to go to Conservation. Total area of the project is 5 acres. Brian is proposing 2240 panels. He is anticipating that he will be able to utilize the flattest parts of the area, in order to stack the panels. Dave asked if Brian will be paying for the Board to hire an engineer and a landscape architect. Brian agrees with that process. Dave said we will get estimates for the costs first. Frank Ruane of 155 Palmer Road, is across the road, is here to see what the project will look like, and to see if he will be seeing it. John Hall of 134 Palmer Road asked questions about taxes paid to the town and about if the zoning changes for the property. As an abutter with Mr. Caron, he states he has always been very responsive. Dave asked if any other comments or concerns. If the petitioner agrees to continue the hearing to another night, we will get estimates, continue it to the April meeting. Brian is in agreement, to continue the meeting to April 6th at 7:30 pm.

Public Hearing has been continued to April 6th, at 7:30pm

NEW BUSINESS:

John Field and Adam Field-here to show their plan for their property at 41 Sturbridge Road. They are building a single story building on a slab. It is almost 3 acres of land that they own. The driveway will be asphalt. They will have to take out some of the hill at the corner. Dave asked if he is going to be taking any material off the property or will it be redistributed. John stated that he will be redistributing, and as long as he is not taking out more than 500 yards he will not have to go to the ZBA. Dave asked if John and Adam wanted to move forward with setting a hearing date. Dave and Pam mentioned that they should add the sign, the lighting, and landscaping to their plans. Adam asked if there are any concerns from the board, which at this time there was not. May 4th at 7:30 for Public Hearing. Pam makes a motion to accept the plans for site plan review for a proposed brewery on 41 Sturbridge Road, Sheila McCarthy seconded, all in favor and none opposed.

Tree Warden-Public Hearing for Harnois Road-Planning Board will have the Joint Public Hearing on April 6th at 8pm. The Planning Board Clerk will speak with the Tree Warden, Zach to work jointly.

OTHER:

* Reviewed minutes-postponed minutes until next meeting
* Signed payroll
* Reviewed Mail

Pam makes a motion to adjourn at 8:39pm, Russell seconded, all in favor, none opposed