

Planning Board Minutes
July 5, 2011

Present: John Waite, Paul Allis, Max Antes, John Baronas, Roger Sadoski
Absent: Rachel Blain, Lynn Rose

The meeting was called to order at 7:00 pm.

Minutes: After taking a few minutes to read the minutes, a motion was made, seconded, and voted, to accept the minutes. (4-0-1) There was discussion raised by Max Antes about the process of notifying of abutters (who should be responsible for getting a certified abutters list, and doing the mailing), which the chair said should be a topic for discussion at a future meeting.

Request for a Decision: Grand View Estates
Mathew Road

Mr. Waite reported that the Board is being asked to release lot 5 of the Grand View Estates subdivision on Mathews Road, as there is a buyer for the lot. He then provided a brief background about the subdivision project begun several years ago. He said that in order to be sure that the developers completed paving of the road, two lots were kept by the Town. Now there is a request to release lot 5.

Mr. Waite read a memo from Harold Eaton, the Superintendent of Streets and Sewers regarding the road condition and a letter from Peter MacConnell, attorney for the owner. There was discussion about the grade of the road, which Mr. Eaton reports is greater than the 8% acceptable by the Town. It was thought that, although the road is intended to be a private way, it would still be required to meet the Town's gradient standard. Mr. Waite noted that in the Planning Board decision issued on March 24, 2004, under section 4252 of the Subdivision Rules, the Board accepted a waiver of the 5% grade of Dead-end-cul-de-sac requirement. Mr. Baronas brought up the importance of As-built plans. He said in this case an as-built plan would clarify the gradient of the road as it was actually built.

A memo from Attorney MacConnell regarding the requested release of lot 5 in time for a July 15th closing on the sale of that lot was read by Mr. Waite. The memo also reminded of an agreement by the Board in 2009 to release all but one lot. In the memo reference was made to a packet of information that contained documentation of actions taken by the owner(s) to meet the conditions for release of the lots. Some members remembered having received this material and a resulting vote. No one was clear about which lots were agreed to be released. Mr. Waite recalled the vote, but was not sure if further action was taken to complete the decision. The memo seemed to him to be saying that although a vote had been taken to do so, none of the lots had been released.

Mr. Allis said he thought he would like to review the minutes of the earlier meeting to verify what lots were to be released.

After further discussion, a motion was made by Paul Allis, seconded by Roger Sadoski, and voted, to release lot 5 of Grand View Estates as long as the Town retains at least one lot. (4-0-1)
A form for release of the lot(s) was provided for the Board to complete.

Old Business:

Information on the New Member Orientation Packet/Handbook, Solar Installations, and Stormwater regulations was not available, so these items will be on the next meeting agenda.

Mail: Mr. Baronas read a list of the notices received about various hearings scheduled in neighboring towns. Mr. Waite noted some information from Baystate Roads clarifying use of police details. Note was made of a barn in Whately being converted to a banquet facility.

There being no other business before the Board, a motion was made, seconded, and voted to adjourn.

Respectfully submitted,
Priscilla Phelps