

Planning Board Minutes

DATE: August 8, 2013
TIME: 7:00 P.M.
PLACE: Fire Station
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Ethan Culleton;
Brandee Nelson
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M.

FORM A'S:

There were no Form A's presented.

MINUTES: JULY 11, 2013

Ms. Fowle made a motion to approve the minutes as amended, Ms. Nelson seconded, all in favor.

The Board postponed approving the minutes of July 25, 2013.

SITE PLAN REVIEW: SONSINI

Engineer, Jim Scalise from SK Design Group, was present with applicant, Joe Sonsini, to discuss the special permit for 240 Stockbridge Road. The Board had discussed the application at their last meeting making suggestions that could improve the site. Mr. Scalise said the suggestions had been accepted and were shown on a revised site plan.

Mr. Scalise said there will be a larger area of landscaping at the entrance. The south entrance will be designated as an entrance only. Mass DOT was contacted about changing the curb cut which was acceptable to them.

Mr. Scalise said there will be four trees planted in various locations on the property as well as shrubs and mulch along the north side of the building.

Mr. Musgrove said the plan is much better.

Ms. Fowle asked if Crab Apple trees were the species chosen for the plantings.

Mr. Scalise said yes.

Ms. Nelson said this is a good plan. It is the redevelopment of an existing site with a reduction in the impervious surface.

Mr. Musgrove went through the site plan review criteria.

Mr. Musgrove made a motion to approve the site plan review application as per the revised plan dated July 28, 2013, Ms. Fowle seconded, all in favor.

Planning Board
August 8, 2013
Page 2

SPECIAL PERMIT & SITE PLAN REVIEW: 165 MAIN STREET

Mr. Rembold said the applicant was not ready with a revised plan so they will attend the next meeting.

BARRINGTON BROOK:

Dave Ward was present to further discuss the documents associated with Barrington Brook subdivision. Mr. Ward said the comments from Town Counsel had been incorporated in the Open Space Conservation Easement. The plan will be rerecorded every 20 years and it incorporates the special permit and the Open Space Management plan. He gave the Board members a copy of the revised easement.

Ms. Nelson said it is very straight forward.

Mr. Musgrove asked Mr. Rembold if Town Counsel has a copy of the revised easement and if he will approve it.

Mr. Rembold said yes.

Ms. Fowle said the memo from Town Counsel said they want an approved Open Space Management Plan prior to giving the final ok to the easement.

The Board discussed the OSMP at the last meeting. Ms. Fowle had made several comments to what was originally submitted but not everyone had reviewed the comments so the Board now reviewed the plan with Ms. Fowle's comments.

Ms. Fowle had suggested the applicant have a baseline mapping of the cover types on the property done. She said this is not an onerous request and will be very helpful for the future management of the property. She said it is likely that Mass GIS has already taken aerial photos of the property within the last five years so all that is necessary is to get someone who knows how to read the photos to do the mapping. She said it shouldn't take more than 3 hours for someone who knows how to read the GIS maps.

Mr. Ward said he would have the mapping done. He said this should be included in the agreement so we can move along. He asked that Mr. Rembold e-mail the changes so they could be incorporated.

Ms. Fowle said under site description there does not need to be a list of the animals or reference to an excellent animal habitat. This language is just filler and is not necessary. The real description will come from the GIS inventory.

There was discussion of fencing on the property. It was agreed that there will be no fences in the designated open space.

Planning Board

August 8, 2013

Page 3

There was discussion of the goals for the open space. The Board agreed the language should state that "best forestry practices" will be the first of the guiding principles.

Mr. Ward said the Mike Parsons has done all the surveying and will do the final set of mylars. Mr. Ward said he believes the mylars will be done and delivered to Mr. Rembold on Monday. He asked that the mylars be signed as soon as possible after the appeal period ends on August 14th so the bank agreements can be completed on August 19th.

Mr. Rembold said the necessary documents have been submitted and are or will soon be finalized. He said there is no reason not to sign the mylars. Mr. Rembold said the Board has seen the HOA document. Town Counsel is finalizing the content.

Mr. Hankin said he is fine with that arrangement.

Mr. Ward stated he needs the mylars to close the loan.

Mr. Rembold said the conservation easement must be recorded prior to work beginning on the site but the recording is not necessary prior to signing. He reminded everyone that the mylar must indicate that this subdivision is taking the place of the subdivision previously approved two years before. This needs to be stated on the mylar to prevent any future confusion.

Mr. Hankin asked Mr. Rembold to notify the Board when the mylars have been delivered.

Mr. Rembold said he would notify everyone and asked them to plan to come in by Friday the 16th. Mr. Musgrove would not be available but everyone else would be able to sign.

Mr. Ward thanked the Board.

TOWN PLANNER'S REPORT:

Mr. Rembold said the Gypsy Joynt has a special permit application for review at the next meeting. The Board decided they would not do a site visit.

Mr. Rembold said the final draft of the Master Plan is done. He said the committee will meet on August 15 for the final review. The Planning Board and Selectmen will meet in a joint meeting on September 26th to adopt the plan.

Planning Board
August 8, 2013
Page 4

The Board scheduled a site visit for 6:30 P.M. on August 22, 2013 for 70 Castle Hill Avenue for a special permit application to be discussed at the next meeting.

Without objection, Mr. Hankin adjourned the meeting at 8:25 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary

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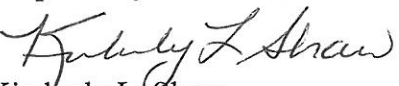
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