

Town of Paxton
Planning Board



Approved 8/14/23

Regular Meeting and Public Hearing

Monday, July 17, 2023, at 7:00pm held at the John Bauer Senior Center, 17 West St, Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
David Bloom	X	
Jeffrey Kent	X	
Robert Pelczarski	X	
Peter Schur	X	

Other Attendees: Tim Hampp (TH), Jim Almonte (JA), Mike Meyers (MM), Kim Ames (KA)

(NB) called the meeting to order at 7:05 pm

Welcome to the new member, David Bloom.

Meeting Minutes

Motion (RP) seconded (PS) to accept the minutes as written of June 12, 2023, vote 4-0, all in favor.

Motion (RP) seconded (JK) to accept the minutes as written of July 10, 2023, vote 4-0, all in favor.

Old Business

(NB) Gave a brief history and overall time frame for Spaulding Woods/Olivia Knoll to David Bloom.

(KA) We have accomplished everything on the list. ** (named Site Development Budget) She said she has spoken with the Light Dept. Mngr, Tara R., and had made arrangements for the replacement street lights, to give half of the funds now and the second half when they are finished. An estimate of the work in total is \$7000. (NB) He has noticed that the former landfill property has been mowed. A resident of Olivia Knoll has asked if the storm water basin could be mowed. (KA) Agreed. (NB) The town will have to maintain it after the road is accepted. Also, a Special Town meeting has not been planned yet but there may be a chance of one. As for the bond amount, I think we need to hold back some funds until the road is accepted. The board members discussed, and all agreed to \$16,000 to be the new bond amount. Formal notification will be sent to the developer. (KA) Agreed.

Motion (RP) seconded (DB), to lower the bond amount for Spaulding Woods to \$16,000, vote 4-0, all in favor. (JK) abstained as an abutter.

Site Plan Review and Storm Water Permit

50 Sunset Lane, (TH) Gave an introduction to the proposed phased campus improvements at Anna Maria College. The College wants to be able to support future goals and the mission of the school. (MM) We want to create a safer space for our students with a new traffic pattern of roadways, add classrooms and update others, and add the baseball field. We'd like more defined green spaces for the students. (NB) Do you have a timeframe for all of the work? (TH) For Phase One, we want to start with the baseball field as soon as possible and hope that it will only take about one to one and half years. Phase Two is the Academic and Welcome Center. We want that to be a focus on the arrival to campus. Phases Three and Four will include renovations and new additions to the Amcat structures and also creating a loop road on campus, rather than the current structure of the campus roadways. Also, with the upgrades to the parking areas, there will only be 34 added parking spaces. (JA) As to drainage, the majority of Storm Water mitigation will be under the baseball field, as seen on the plan. They can be vacuumed out for maintenance. In other phases, there are also smaller structures that won't reach the larger one in the field. The 8" water main will also be replaced with the new loop road. There will be hydrants every 500ft. The sewer system flows to Holden and power lines are mostly underground. (NB) Are you expecting more traffic? (MM) Currently we have approximately 560 resident undergraduate students with a goal of 620 and we anticipate having 1,000 undergraduate students' total. (NB) There's been concerns over the years of bright lighting. Can this be addressed with the proposed work? (MM) We have always tried to be cognizant of our lighting, but student safety is paramount to us. (TH) The new lighting has a much less vertical spread than in years past. The lumens don't really go past the area to be lit. Without the review from Quinn Engineering, the board agree to continue the hearing to not longer than September 18, 2023.

Motion (RP) seconded (DB), to continue both the Storm Water Permit and Site Plan Review hearings to not longer than September 18, 2023, vote 5-0, all in favor.

Motion (RP) seconded (DB) to continue hearings for SPR and SW permit for Anna Maria College to no longer than Sept. 18, 2023, vote 5-0, all in favor.

Temporary Accessory Use Apartment

Renewal application for 60 Davis Hill Road, no changes to the property.


Motion (RP) seconded (PS), to approve the TAU renewal for 60 Davis Hill Road, owner, Hewins/Cardaci, vote 5-0, all in favor.

Motion (JK) seconded (PS) to adjourn the meeting at 8:30 pm, vote 5-0, all in favor.

The next meeting, if needed, will be on Monday, August 14, 2023.

**documents referenced located on file in the TSC office

Respectfully submitted,


Sheryl Lombardi

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