



## Meeting Minutes

**PAXTON BOARD OF APPEALS**  
**Thursday, July 20, 2023, at 7:00pm**  
**Public Hearings and/or Regular Meeting**  
**Held at JBSC, 17 West St, Paxton, MA**

**ATTENDANCE:**

MEMBER	PRESENT (x)	ABSENT (x)
Roberta Brien (RB), Chairman	X	
Richard Grensavitch (RG), Vice Chair		X
Forrest Smith (FS), Clerk	X	
Paul Robinson (PR), Member	X	
Robert Birkbeck (RB1), Member	X	

**Other Attendees:** Michael Meyers (MM), Michael Scott (MS), Caitlin Cournoyer (CC)

Roberta Brien, Chair, called the meeting to order at 7:03 p.m.

**Meeting Minutes**

**Motion (FS) seconded by (PR), to approve minutes of June 8, 2023, as written, vote 4-0, all in favor.**

**Special Permit**

50 Sunset Lane, Anna Maria College, Special Permit for proposed campus improvements. (MS) Gave an overview of the proposed phased work. This permit is for the extension of academic and recreational uses on campus. 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 recreational 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. We expect this to take many years but is not meant to increase the population of students. We want to make the campus more user friendly, desirable and up to date. This fall our undergraduate population is 560 residential students, but our full capacity of residential students is approximately 630. AMC owns all of the college's property now, it is no longer the Sisters of St. Anne. There will be an upgrade to the water system with a new 8" line and better fire department access with the new roadways and paths. Wetlands were flagged for the purpose of these projects. (RB) Asked about the material used for the artificial turf field and if the Town's Engineer could give comment to it, especially for runoff. (FS) Asked about the timeline. (MM) Funding will dictate how quickly we move forward. (RB) What will the lighting be like on the new field. The current lighting on the football field is very bright in the sky at night. (MM) The new lighting is very direct on the field. There is very little bleed of lumen to unlit areas, almost pitch black. (MS) And the bleachers are farthest from the property line. (RB) Stated that she would feel more comfortable permitting the project in phases given that it could take so long to do. (FS) Asked if more trees would be removed at the Cournoyer farm property line? (MS) Some trees will be taken but not at any property lines. (RB) Asked about added noise. (MS) The bleachers are smaller than the football field so it most likely won't be noisier than the football field is now. (ME) We also met with DCR and the Conservation Commission about the wetlands. Water from the new field will not flow towards the Cournoyer fields.

(CC) As a direct abutter to the college, I have many concerns about the new field, mainly regarding noise. Will both fields be used simultaneously? (MM) Possibly, we couldn't say what the schedule may be. (CC) I remember that the football field did have some restrictions initially but have been forgotten over time. (PR) I'm not sure how we can put a condition on something that nothing can be done about it. (RB) Possibly the applicant could speak to best practices for events and lighting. (ME) The lighting proposed is the most advanced on the market. (MM) Also the whole new field will be fenced. (CC) The noise when the football field is used can be very loud and sometimes inappropriate music is played. My kids can hear it. (ME) We could possibly talk to a noise consultant about noise mitigation.

The board members agreed that a final decision can not be made at this time and granted a continuance to September 7, 2023.

**Motion (PR) seconded by (RB) to continue the hearing to September 7, 2023, vote 4-0, all in favor. Continuance form was signed by the applicant and later given to the Town Clerk.**

**Motion (PR), seconded by (FS) to adjourn the meeting at 8:30pm, vote 4-0, all in favor.**

**\*\*All referenced documents are on file in the TSC office.**

Respectfully submitted,



Sheryl Lombardi, TSC

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RECEIVED  
TOWN CLERK'S OFFICE  
PAXTON, MA