

OXFORD PLANNING BOARD MEETING MINUTES APRIL 22, 2013

Meeting brought to order at 7:00 p.m. by Chairman Richard Escolas. Members present at this time: Richard Escolas, Jeffrey Stafford, Norman LeBlanc, and Edward Hashey. Absent: Thomas Sullivan, Donald Mosher, and Dale Mahota. Also present: Randa Tawadros, DPW Engineer.

7:00 p.m.: Plans Not Requiring Subdivision Approval: Mr. Escolas turned the ANR over to the Clerk, Mr. Stafford.

5 & 6 Deer Hill Road – ANR – Applicant: Belco Construction Co., Inc. (3 lots). Mr. Stafford read the application into the record. Present for the applicant was Mr. John Beltrandi of Belco Construction Co., Inc. He stated that when he purchased the subdivision from George Gemme, the previous plan incorporated a 12-unit apartment complex with 10 garage units, which he does not feel is conducive to the neighborhood. He stated that since he purchased the subdivision, he has sold the existing house on the corner and is constructing houses on lots 1 and 4; feels that the project is progressing well and thought it was the appropriate time to divide the 8+ acre lot and divide it into 2 single family lots. He stated that he believes he will need to get a common driveway permit to get past the culvert; existing sewer and water beyond the culvert. He stated that some frontage was taken from lot 2 to get the proper frontage. The Board members reviewed the plan. Mr. Beltrandi stated that he went over the plan with Ms. Tawadros and they agreed that the ANR plan is a better fit, especially from a utility standpoint as the subdivision is served by a sewerage pump.

MOTION was made by Mr. Escolas and seconded by Mr. LeBlanc to approve the ANR plan for 5 & 6 Deer Hill Road for 3 lots as a plan not requiring subdivision approval. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

Mr. Beltrandi stated that he would come back before the Board for the common driveway. The Board members informed him that the common driveway will require a maintenance agreement.

Minutes: April 8, 2013.

MOTION was made by Mr. Stafford and seconded by Mr. LeBlanc to approve the Minutes of April 8, 2013. There being no further discussion, the Board voted in favor and the Motion carried. Abstain: Mr. Hashey.

New Business: New Member – Edward J. Hashey. On behalf of the Board, Mr. Escolas welcomed new member, Mr. Edward Hashey, to the Board.

Action Item: May 8, 2013 Annual Town Meeting Warrant Recommendations – Articles 18, 19, and 23.

- **Article 18. (Sewer Gravity on Leicester Street).** Mr. Escolas read Warrant Article 18 into the record. Mr. Stafford asked if the proposal will benefit the residents of Oxford. Ms. Tawadros stated that it will benefit some businesses and residences on Leicester Street prior to Route 20. She stated that there is not a specific design yet; waiting for approval at Town Meeting and final determination of the scope of the project is to be determined by the North

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Oxford Sewer Committee. She stated that there are funds left over from the pumping station at Thayer Pond that can be used. Mr. LeBlanc stated that it will benefit the businesses and residents in that area; closing in the loop from Route 56 to Route 12. Mr. Escolas stated that the article was based on the North Oxford Business Overlay District.

MOTION was made by Mr. LeBlanc and seconded by Mr. Stafford that the Board recommend favorable action on Article 18 of the Warrant for the Annual Town Meeting as written. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

- **Article 19. (Bridge Improvements on Comins Road).** Mr. Escolas read Warrant Article 19 into the record. He stated that he currently does not have fire protection from the Town of Oxford because of the deteriorating culvert on Comins Road; State has put in funds to replace the culvert with a permanent bridge structure and permanent and temporary easements are needed. Mr. Stafford asked if the businesses and residents are in agreement with the proposal. Mr. LeBlanc stated that it could be eminent domain. Ms. Tawadros stated that it will be done through MASSDOT. Mr. Escolas stated that the square footage being taken from each business or resident is small. Mr. Stafford stated that the project will benefit the citizens of Oxford. Mr. Escolas stated that the easements will provide fire protection. Ms. Tawadros stated that the businesses and residents will still own the land but there will be easements.

MOTION was made by Mr. Stafford and seconded by Mr. Hashey that the Board recommend favorable action on Article 19 of the Warrant for the Annual Town Meeting as written. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

- **Article 23. (Deer Hill Road Acceptance).** Mr. Escolas read Warrant Article 23 into the record. He asked if there are any issues to prevent the Board of Selectmen from approving the road. Ms. Tawadros responded that there are not; only items remaining are a couple of street lights and the developer is working with the DPW Director. She stated that the finished coat of paving was completed over the summer. She stated that the sewer system & pump station will be privately owned by the homeowners.

MOTION was made by Mr. Stafford and seconded by Mr. Hashey that the Board recommend favorable action on Article 23 of the Warrant for the Annual Town Meeting as written. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

Administrative Matters: Schedule Planning Board Meeting for May 8, 2013, Annual Town Meeting. Mr. Escolas stated that the Board will need to post a meeting for the night of the Annual Town Meeting.

MOTION was made by Mr. Stafford and seconded by Mr. Hashey to schedule a Planning Board Meeting on Wednesday, May 8, 2013 at 6:30 p.m. at the Oxford High School. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

Submission: 124 Southbridge Road – Application for Site Plan Review and Approval – Applicant: Kara B. Pizzetti (Body Art Establishment). Present for the applicant was Ms. Kara Pizzetti. Mr. Escolas read the application into the record. He stated that the previous business, New England RV & Auto, has closed. It was clarified that the site is in the same

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building as Creative Fireplace. Mr. Escolas stated that since the location is in the General Business zoning district on Route 20, he does not feel that an informal public hearing is needed; zoning determination from the Building Inspector recommends minor site plan review process. Mr. LeBlanc stated that he agrees with that. Ms. Pizzetti stated that the Building Inspector assisted with the parking calculations on the site plan. Mr. Escolas stated that the use is okay, but parking needs to be verified.

MOTION was made by Mr. LeBlanc and seconded by Mr. Stafford to process the application using the minor site plan review process. **Discussion:** Mr. Escolas stated that action provides Board approval conditioned upon DPW Engineering review. It was clarified that the hours of operation are 11:00 a.m. to 7:00 p.m. Tuesday through Saturday. Mr. LeBlanc clarified his Motion that the Board approve the site plan using the minor site plan review process, conditioned upon final approval by DPW Engineering. Mr. Stafford seconded the clarification. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

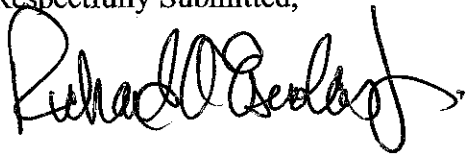
Submission: 29 Mt. Pleasant Street – Application for Stormwater Management Permit – Applicant: Regency Construction of Shrewsbury, Inc. (new house). Mr. Escolas read the application into the record and deemed the submittal complete.

MOTION was made by Mr. Stafford and seconded by Mr. Hashey to accept the submission for a Stormwater Management Permit for 29 Mt. Pleasant Street and to schedule a public hearing for May 13 2013 at 7:15 p.m. There being no further discussion, the Board voted in favor and the Motion carried unanimously.

Adjourn:

MOTION was made by Mr. LeBlanc and seconded by Mr. Stafford to adjourn. There being no further discussion, the Board voted in favor and the Motion carried unanimously. Time: 7:26 p.m.

Respectfully Submitted,



Richard A. Escolas, Jr., Chairman
OXFORD PLANNING BOARD
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DOCUMENTS AND EXHIBITS

1. 5 & 6 Deer Hill Road: ANR Application
2. May 8, 2013 ATM Warrant Articles
3. 124 Southbridge Road: site plan application
4. 29 Mt. Pleasant Street: stormwater management permit application

All documents and exhibits are on file in the Land Management Department