

**Blackstone Planning Board**  
**Minutes of March 2, 2006 Meeting**  
**Municipal Building**  
**15 St. Paul Street**

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*The meeting was called to order at 6:35 p.m. by Chairman Bik.*

The Board members in attendance were Chairman Tom Bik, Vice Chairman Tom Gillespie, Joe Belrose, and Allan Dolinski. Also in attendance were Town Planner John Charbonneau and Secretary Amy Sutherland. Member Kirk Van Dyke arrived at 6:50 p.m., as did Consultant Phil Herr.

The Planning Board had requested a joint meeting with the Board of Selectmen to discuss the Town Planner position and its role in relation to the Planning Board and Town Administrator. Vice Chair Connie Perreault and Selectman Margo Bik were in attendance for the meeting. Vice Chair Perreault explained that, although the Board of Selectmen did not have a quorum present the attending members would like to listen to the Board's concerns. She explained her understanding of the position's role and referenced the job description that was signed by Chairman Bik and presented to the Town Planner in August 2005. Chairman Bik explained that the position falls exclusively under the Planning Board's supervision and that the Planning Board is considering preparing a warrant article for vote at the upcoming Town Meeting to formally establish this chain of command. It was the opinion of Vice Chair Perreault that the Town Administrator is supposed to act as a facilitator between the Town Planner and the Planning Board, Zoning Board of Appeals, and Conservation Commission. The Board also discussed how important it is for the Town Planner's budget to remain under that of the Planning Board to reinforce the chain of command. Selectmen Bik recommended that consultant Herr draft a letter addressing the issues.

The workshop ended at 7:25 p.m.

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**CORRESPONDENCE:**

- A letter from Carl Fabricotti and John Castagnaro requesting a continuance of the public hearing for the proposed special permit at 206 Main St. to March 16, 2006. They also requested the Board discuss the voting eligibility of member Tom Gillespie on this issue.
- A letter from Richard Baccari responding to recommendations from the Metacomet Land Trust resulting from their site visit of the Rolling Brook Estates site.
- A letter from the Metacomet Land Trust listing recommendations resulting from their site visit of the Rolling Brook site.
- Newsletters from Comprehensive Environmental, Inc. entitled, "Stormwater: Best Engineering Criteria". Number 1 is dated February 8, 2006 and Number 2 is dated February 15, 2006.
- Notice from the Blackstone River Coalition announcing Parts 2 & 3 of their "Better Storm Water Management" seminar series. Part 2 is being held on Thursday, March 23, 2006 from 9:30 a.m. – 11:30 a.m. in North Grafton and Part 3 is being held on Friday, March 10, 2006 from 11:00 a.m. – 1:00 p.m. in Boston.

- A presentation will be conducted by Applied Geographics, Inc. on Thursday, March 9, 2006 at 10:00 a.m. in the Selectmen's Hearing Room regarding the kickoff of the development of a GIS system for the Town.

**OLD BUSINESS:**

**New Cingular Wireless, LLC, 83 Federal Street**

Attorney Lacy addressed the following matters regarding the draft decision:

1. He addressed wording under, "Decision", Section B, Item 3. The language conveys that a copy of the covenant is to be approved as to form by Town Counsel. He would like the language of that section revised because he believes that this review by Town Counsel is unnecessary. Consultant Herr agreed to revise the draft decision.
2. Attorney also requested clarification about annual monitoring of the tower. His opinion was that the FCC regulates emissions monitoring and that this facility does not need annual monitoring.
3. Attorney Lacy also questioned the Board's request that the electric and telephone service lines be installed underground. The Board feels that this was discussed and all were in agreement that the condition must be met.

The Planning Board reminded Attorney Lacy that the applicant must provide documentation that the Massachusetts Historical Commission has no objections to the proposal. The Planning Board agreed to continue the issue to March 16, 2006 at a time to be determined.

**Carl Fabricotti & Castongnaro, 206 Main St.**

The public hearing for Fabricotti & Castongnaro was not opened, but the Chair informed the Board members that the applicant requesting a continuation to March 16, 2006 and that the Board discuss the voting eligibility of member Tom Gillespie. Since member Gillespie was not present at the February 2, 2006 meeting at which new information was presented, he is currently ineligible to vote on the special permit. However, the Board can allow Tom to review the information presented at that meeting, including the minutes, and vote to make him eligible to vote. The Board agreed to allow Tom to do this as well as meet with the Town Planner to get information regarding discussion that took place at the February 2, 2006 meeting.

Due to member Rivet's absence, the applicants were not allowed to present or discuss new information with the Board since that would jeopardize Gerry's voting eligibility as well.

**On a motion made by Thomas Gillespie and seconded by Kirk Van Dyke, the Board voted unanimously to continue the Public Hearing to March 16, 2006 at 8:30 p.m.**

## **NEW BUSINESS:**

### **Quarry Hill Estates, Preliminary Subdivision Submission**

Attorney Chris Ryan and Leonard Bradley of DiPrete Engineering were present to represent the applicant. A brief presentation was given to review recent revisions to Lot 5 on the Plan. The lot line along the proposed roadway was revised to gain the necessary frontage for the zoning district. He also stated that a low impact drainage system will be used with an infiltration swale. There will also be dry wells at the site and the applicant is working with a hydrogeologist to address drainage issues for the project. Discussion ensued regarding the “hammerhead” design at the end of the roadway. The applicant explained that the design was reconfigured to provide the necessary frontage to Lot 5 to comply with the Zoning Bylaws. It was agreed that a site visit will be scheduled for Saturday, March 25, 2006 at 11:00 a.m. with an alternate date of Sunday March 26, 2006 at 11:00 a.m. if the weather doesn't permit on Saturday. Invitees will include the Board of Selectmen, the Town Administrator, the Water & Sewer Commission, the Department of Public Works, the Fire and Police Departments, the Zoning Board of Appeals, the Historical Commission, the Conservation Commission, the Board of Health, and the Tree Warden.

Consultant Herr raised concerns about the driveway configuration and spacing of driveway around the “hammerhead”. He urged the applicant to pursue a concurrent submission of a Plan under Flexible Residential Design. This would give the applicant more flexibility to design the driveway locations in a safer manner. Member Van Dyke asked if there has been discussion regarding the amount of granite on the site and the possible need for radon ventilation systems in the homes. The applicant noted this issue and took it under advisement.

### **Marc Williams, 8 Farnum Street**

The applicant submitted an application for a special permit for Village Overlay Compatibility to construct a duplex at 8 Farnum Street. After reviewing the site plan and some discussion, the Board determined that it is not necessary for Mr. Williams to seek a special permit from the Board for the following reasons:

- The lot for the duplex is existing and does not require subdivision;
- The lot contains 8,750 SF, well above the 5,000 SF minimum for the Village Overlay District;
- The lot contains 87.5 feet of frontage along a public way, well beyond the 50-foot minimum for the Village Overlay District;
- The lot contains an existing single family home that has been used as a duplex in the past;
- Duplexes are allowed by right within the Village Overlay District.

The Town Planner agreed to follow-up with a letter to the applicant as confirmation.

**BOARD BUSINESS:**

The following plans were presented to the Board for endorsement:

- **Richard and Paulette Deguire, ANR Plan at 81 Milk St.**  
On a motion made by Tom Gillespie and seconded by Kirk Van Dyke, the Board voted unanimously to endorse the Approval Not Required (ANR) Plan.
- **Dawes St. Frontage Waiver Plan**  
On a motion made by Tom Gillespie and seconded by Kirk Van Dyke, the Board voted unanimously to endorse the Frontage Waiver Plan at 18 Dawes Street because the appeal period has expired without negative comments from the public.
- **Rolling Brook Estates, ANR Plan**  
On a motion made by Tom Gillespie and seconded by Joe Belrose, the Board voted unanimously to endorse the Approval Not Required (ANR) Plan for Rolling Brook Estates.
- **Charles Matatall, ANR Plan at 56A Bellingham Rd**  
The Board decided to defer its endorsement until the verifying with the ZBA Chair that endorsement will not impact ongoing litigation concerning the property.

**WARRANT ARTICLES**

**On a motion made by Tom Bik and seconded by Tom Gillespie, the Board voted unanimously to submit a warrant article revising the Village Overlay Dimensional Requirements as drafted and revised by Consultant Herr.**

**On a motion made by Tom Bik and seconded by Tom Gillespie, the Board voted unanimously to hold a public hearing on April 6, 2006 at 7:15 p.m.**

The Board discussed submitting a warrant article regarding accessory apartments. The Board discussed the parameters of such an article and came to a consensus on the content. Consultant Herr agreed to prepare a draft article for accessory apartments. He also agreed to prepare a draft article that would place the supervision of the Town Planner position under the Planning Board and keep the Planner's salary and expenses under the Planning Board's budget.

**On a motion made by Kirk VanDyke, seconded by Tom Gillespie, the Planning Board voted unanimously to adjourn the meeting at 11:45 p.m.**

Respectively submitted,

Amy Sutherland