



Planning Board – Town of Spencer

Minutes

Planning Board Meeting

Tuesday, October 23, 2017 at 7:00 PM

Conference Room A, 157 Main Street Spencer, MA 01562
Memorial Town Hall

Planning Board Members Present: Maria Reed, Jonathan Viner, Shirley Shiver, and Jeff Butensky

Planning Board Members Absent: Chair Robert Ceppi and Monica Santerre-Gervais, ODIS Clerk

Staff Present: Paul Dell'Aquila, Town Planner

1) Mr. Viner was acting chair and opened the meeting at 7:14pm.

2) Public Road Acceptance – Richland Avenue

Phil Stoddard, 184 Main Street, was present for the meeting to represent Ann and Jim Sielis to get approval of Richland Ave as a public road. Mr. Stoddard explained that the project has been ongoing for many years, however, because of the recession, which delayed the project. Mr. Stoddard said they have been working with Mr. Dell'Aquila since March and feel they are where they need to be with the exception of 6-8 tree plantings. Mr. Stoddard said it was suggested to plant some on properties but some homeowners don't want them, the contractor is fine with planting them anywhere, prepared drainage and fire easements and granting rights to the town for the road, and suggests to approve to town meeting. Mr. Dell'Aquila said that it was outlined by Adam Gaudette, former Town Administrator, that the applicant turn in paperwork by a certain time, the initial paperwork was submitted and a site visit with town staff and engineers was done in June, the plans and paperwork were forwarded to Lenard Engineering for third party review, and Mr. Sielis received a small punch list of items to address. Corey Brodeur from Lenard Engineering did a final inspection and the only two outstanding items left were the trees and a catch basin on the site was not cleaned, which, Mr. Dell'Aquila said Mr. Sielis is addressing. Mr. Dell'Aquila commented that in terms of the trees 3 of the 4 lots have been sold and under new ownership, there is a handicap accessible ramp, and the sidewalks. Mr. Sielis approached one of the owners but they were not interested in the trees being planted on the property. Mr. Dell'Aquila said that he spoke to Mr. Sielis and he said he will do whatever necessary in order to get this approved to go to the Board of Selectmen and then on the town warrant at the Town Meeting in November. Mr. Dell'Aquila suggested that the trees that won't get planted on Richland Ave could possibly be used somewhere in the town per the Utilities and Facilities.

There was much discussion in regards to where the trees could go. It was suggested that two trees be planted on the vacant lot on Richland Ave and then the rest would be given to the town to plant per the discretion of Utilities and Facilities. Mr. Stoddard said that the price for a nice decorative hardwood tree would be \$250.00, for the 8 trees the total is around \$2,000.00, and Mr.

Stoddard said they could hold that in a trustee account until the time comes when the town wants the trees. Mr. Butensky asked if the Tree Warden for the town should be involved and Ms. Shiver said Steven Tyler has an account with Bemis Nursery and Mr. Dell'Aquila said Mr. Tyler would be managing the right-of-way and he would decide where the trees go. Mr. Dell'Aquila continued to suggest to the Planning Board that going forward the board needs to be more specific on where plantings should go in subdivisions so this issue doesn't arise again. Ms. Shiver said maybe a landscaper should be involved to confirm the cost of the trees. Mr. Butensky said that there may be certain trees that need to plant at different costs so that is why he suggested the tree warden. Mr. Viner asked when the top coat went on and Mr. Stoddard said this year the top coat of asphalt was put on Richland Ave.

MOTION: Ms. Shiver motioned to endorse the road for town meeting warrant to be a town way and Mr. Stoddard and Mr. Dell'Aquila get together and get third party review on the trees and amount be put in a trustee to be used for Richland Ave and/or the Town of Spencer.

SECOND: Mr. Butensky

DISCUSSION: Mr. Sielis is getting a quote from Western Nursery. Mr. Stoddard added the money in the account can be used for bushes or landscaping not necessarily trees. Mr. Viner added the applicant needs to submit an as-built plan titled with as-built. Mr. Dell'Aquila read aloud an email from Graves Engineering dated October 16, 2017 which discusses the difference between "as-built" and "record survey plan" title could cause liability issues. Mr. Viner said the as-built will need to go to the Board of Selectmen, Mr. Dell'Aquila said a CD and 4 hard copies with stamp need to be submitted.

VOTE: 4-0

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 11/21/2017

List of Documents used on October 23, 2017

Items sent to Planning Board prior to Meeting by email/mail:

- Agenda
- Plans and letters for Richland Ave for Road acceptance

Items submitted at the Meeting:

1. Email from Graves Engineering dated October 16, 2017 in regards to Richland Ave