Charlton Planning Board minutes

Mancini site walk at 68 Sweetman Road, SBL 247. –1 – 34

September 2, 2022 at 6:15 PM

Attendees: Christopher and Deana Mancini – Property Owners, Kevin Weed – Surveyor

Jay Wilkinson – Chairman, Dawn Szurek and Chris Mitchell - Planning Board Members,

Robin Sevinsky – Planning Board Alternate, and Susan York - Clerk

Christopher and Deana Mancini have applied for a 4-lot subdivision to create 3 new building lots on Sweetman Road. The proposed lot #4, on which they plan to build a new home, is configured with an extremely long driveway that runs just south of neighboring property to the north. The Town Engineer , Charlie Baker, had made the comment that the driveway cut for proposed lot #4 be located at the crest of the hill on Sweetman Road in order to provide maximum site distance.

Chairman Wilkinson made arrangements at Charlton Town Hall to post a Public Notice of the Mancini site walk on both the notice board and on the website. The postings were done at least 24 hours ahead of the scheduled site walk.

Jay Wilkinson began the site walk by indicating that the group was convened for the purpose of observing and asking questions with no deliberation to be conducted.

The group started at the current house at 68 Sweetman Road and proceeded to walk down the mowed path for the proposed lot #4 driveway. The group was shown a large, overgrown area for which Christopher Mancini said that he is working with Will LaRue to have cleared and planted in crops. The planned arrangement with Will LaRue is to have a 5-year lease arrangement for 18 acres with an AG exemption. Next the group stopped by pond #2, just west of the proposed location for the home, and discussed drainage, spillways, wetlands, and what looked to be an old culvert. Dawn showed on the map that the depiction of this pond was confusing in that it looked like the pond came right up to the proposed driveway, but she observed wetlands between the proposed driveway and the pond. The group walked to the proposed location for the home and observed the surroundings. The group returned to Sweetman Road where Kevin Weed had shown, with a traffic cone, the proposed new location for the curb cut. The new path of the proposed driveway was pointed out as coming further south, towards lot #1, for which the proposed boundary line will need to be adjusted. The new path of the proposed driveway also saves many trees from being removed.

Jay summarized that, for the next revision of the map, 2 culverts are to be added, the pond vs wetlands be corrected to Dawn’s point, and that the new path of the proposed driveway be shown. Jay made a motion, 2nd by Chris, to conclude the site walk at 7:15 PM

Respectfully submitted by,

Susan York

Clerk – Planning Board