

Planning Board Meeting

February 5, 2020

Convened: 7:00pm

Members Present: Dave Killian, Pam Marquis, Russell Smith, Kate Koprowski, Noah Smith

ANR/Site Plan Review:

ANR-Don Frydryk for applicant Jean Sullivan and Mark Koomey. 106 Sturbridge Road is the property. There is frontage, with 1.5, creating a new lot. Received a check for \$100.

- Tim Reardon-looking to develop a parcel on route 20-storage units-proposing a self-storage unit on Route 20 next to County Line. Asking for guidance. Dave let Mr. Reardon know that Site Plan review is required, no special permit. The Zoning Officer has the final say. Planning Board does the entire site plan review process. We can only accept the plan in a meeting. Mr. Reardon will get his plans drawn up, go see the Zoning Officer and then schedule to come to our meeting.
- Game Changer Solar-review plans that were resubmitted-Scott Van Pelt is here on the behalf of Game Changer Solar. There are solar panels that are powering the test panels, they are not connected to the grid. There has been a permit pulled for a building that is present. Pam would like to have this move to hearing, since there are things on the site that were never approved, and things that the previous building inspector approved. Scott mentioned that the Building Department already approved all these changes. Is questioning why he must come to this board if the building department approved them. Pam is making a motion to move it to site plan review. Kate seconded, two in favor and 3 abstained. It moves to site plan review. Pam wants to go to site plan approval, Kate seconded, three voted for it, two abstained. Pam is suggesting that they come in with their approval and plans that have been recorded in the registry of deeds and any permits that they have received from the building department. Scott will be back with all that information and a site plan application.
- Sunpin Solar-Opened the hearing at 7:30pm. The board is reviewing the proposal from Graves. Dave is asking if Pam is unhappy with the current proposal, should we go out to more for bids. The gentleman from Warren Planning Board, is saying that they are not certain that they are using Graves for their peer review. Taking no action on this proposal, the planning board clerk will get additional bids for review.
- Woloshchuk-Opening the hearing at 7:36pm. Mr. Herb Singleton is here to discuss his proposal from Cross-Spectrum Acoustics. He went over his report. Mentioned that the town does not have a noise limit bylaw, but Mass DEP does, so he used those. His task was to determine what the background noise is, to get a baseline, then to take what the predicted noise will be from the project between 7am-9pm. The background level used was the quietest period during the day. Auto repair work will be happening in the garage and outside. There will be pneumatic tools used, truck activity. The noise in the buildings do not meet the MassDEP levels, so below. The pneumatic tools used outside or with garage doors open will slightly exceed the MassDEP levels. Dave mentioned that the levels seem to be over the MassDEP level during the 6pm-9pm times. Pam went over the application, and it shows that there will be activity that is happening 24/7 during the snow season. Mr. Woloshchuk mentioned when doing the snow removal, it is just a matter of getting to the buildings, starting the trucks and leaving, then returning. It will be in building #2, closer to Route 20. Mr. Singleton, mentioned idling may be an issue, limit it to 5 minutes should not be an issue. Mr. David Bursom from Bacon/Wilson represents the

DellaRossa abutters. They have substantial concerns about the project. If there was not an access road to Old Palmer Road, this will be less of issue for the abutters. Would like to specific types of trucks that was used in the assessment. Asking about idling on site, not inside. Biggest concern is the specifics of the project, such as what the use is for, what are the buildings made of, that the decibel amounts are well below the required, condition to potential with real uses, not possible uses. Mr. Singleton, full disclosure he has worked with Bacon/Wilson in the past, the report does reflect the best practices, this report is very conservative, he tried to his best to model what will be used. Dave is asking about specific noises about trucks, noise model with trucks, Mr. Singleton used the loudest truck between 7-9. Dave mentioned that it is unlikely to be later than 9pm but can happen with snow and ice activity. Marsil Rosolo, from Old Palmer, is reading the bylaws 3.2.5.2, under District Uses, is asking because they may use it as home residence? Dave said it is if someone already has a home, then they want to put something like a bakery in their home, so this does not apply because it is a business in the business district. Tammy Wallace, Old Palmer Road, asked about back alarms are on the truck, Mr. Singleton said it was addressed in the report. The sound study was done Thursday-Sunday, but not during trash, since it already was picked up. Individual loud single events are not going to change the background sound levels. Mr. Woloshchuk asked about the report, it was done during the quiet time of year, since it was the week of Christmas. Mr. Frydryk, the noises that seem to be over the limit are the pneumatic tools outside, if a normal insulated wall with solid garage doors, will that solve the pneumatic sounds issue inside the building. The assessment assumed an uninsulated building, worst case scenario for the building and the loudest trucks, since they were unknown factors. Dave is asking about sound levels and if it is at the Della Rossa home, since they are closest, because that is worst case scenario. Mr. Woloshchuk mentioned that it will be an insulated building with heat taking care of that issue. Mr. Bursom, is again saying, that we should know exactly what the building is built of, what the type of trucks will be used, etc. See what the buildings will look like. Which look like templates, for what he might do. Mr. Bursom has worked with Mr. Singleton and Mr. Frydryk on other projects. Dave asked if anyone else had any questions, from the residents. Asked if Mr. Frydryk had anything else to say. He does not believe his plans have to show items that the building inspector will be reviewing (i.e. insulation). Pam would like a statement in general of the activities, the vehicles, a more comprehensive narrative of the project. Pam feels she has heard a variety of ideas, and there is an interest of the abutters, it would be beneficial to know the type of equipment on exterior of site, type of equipment in the interior of building, and the type of work. Kate mentioned wanting to know the expected use of the back driveway verses the front driveway. Mr. Frydryk did provide a narrative, so Dave said we can give them a written list and continue the hearing. If we know more information about the buildings, unless they are doing other mitigating measures on the site. The concern is the length of the hearing. Pam mentioned that discovering more information, with that new information, we have more questions. Mr. Woloshchuk mentioned if he rented out to the landscaping, nothing is louder than that. The acoustics was only done from 7am-9pm, nothing later. Mr. Bursom plans on submitting some general questions, the number of trucks stored on site, entering and exiting on site, hopes this board conditions this project to help the abutters. Mr. Woloshchuk will go for a continuance, at 7:30 on March 4, 2020.

- Questions:
 1. Use-detailed narrative
 2. Written statement fully describing all activities and by whom, with hours of operation for each activity.

3. Number of vehicles, of the business and employees, how many vehicles stored inside and how many vehicles outside
4. Additional information on the building specs, such as insulation, type of garage door seals
5. What will the back drive to and from Old Palmer Road will be used for, how many vehicles approximately per day
6. What is the largest size vehicle that will be utilizing the site?
7. Statement on idling and what will be allowed

Dave continued the hearing until March 4, 2020 at 7:30pm. We will send answers to Mr. Singleton for further comments.

New Business:

Old Business:

- Sign Order of Conditions for Caron and Mays
- Warrant Articles-review ZBA Article

Site Plan Hearings 7:30pm:

- SunPin Solar-continued, Sign Engineering Quote for SunPin Solar project (they will not be present, they will be sending a check)
- Woloshchuk-continued, review the acoustics report

Other:

- Review minutes of January 8, 2020-Pam made a motion to accept the minutes as amended, Noah seconded, all in favor and none opposed.
- Review mail-reviewed
- Review emails-reviewed
- Sign payroll-signed

Dave asked if we could investigate using whoever Conservation uses.

Pam made a motion to adjourn, Kate seconded, all in favor and none opposed.

Adjourned: 9:07pm