**Planning Board Minutes**

**DATE:** June 5, 2019

**Convened:** 7:03

**Members Present**: David Killian, Pam Marquis, Noah Smith and Kate Koprowski

Guests: Dave Girouard

**ANR:** None

**NEW BUSINESS:** Appearance of Construction on Reservoir Heights, Dave mentioned that it is property owned by the neighbor, not the owner of Reservoir Heights.

Discussed sending a letter the to the Building Inspector/Zoning Officer about procedure and site plan review, cc other boards. Clerk will draft a letter; Dave will sign outside of a meeting.

**PUBLIC HEARING 7:30pm-Joint with Conservation Commission**-David opened our hearing at 7:33 pm. Caron Solar Project- Don Frydryk spoke on behalf of the applicant. A new plan was dated May 15, 2019, and additional pages that were updated this week. Pam asked when the date of the last update was. 3.4-megawatt DC ground mounted solar installation. Proposing the access off route 20, end of dual lanes. Solar area is being graded, no earth removal will occur, surrounded by fence with buffers. Dave asked if conservation had comments, they asked about DEP wetland policy. Over 5,000 for wetland fill, Angela asked about the excessive fill for the crossing. Will it be a reverse grade driveway, what type of storm water mitigation, any permanent basins, wetland replication must be very specific, no chemical treatment can occur. Angela asked about Mr. Caron’s additional access road and he uses the Romano property, we are not a town that requires that you must access your property off your road frontage. Dave asked if any other board members had any questions, Roger (conservation) spoke up about buffer zone issues. Asked if the setbacks are to the panels themselves or for the work-Conservation will continue their meeting to July 17th. Planning Board will be continued hearing until August 7, 2019.

**PUBLIC HEARING 8:15pm-Joint with Conservation Commission**-opened the hearing at 8:15pm-Woloshchuk Enterprises, Inc.-Don Frydryk spoke for the applicants. Proposed 2 buildings on the 2 lot sites. Building #1, 3 rental spaces, office and apartment one the second floor. Building #2, will have rental spaces as well. Parking area 27,210 squ feet, route 20 and old palmer road. Both buildings will have septic system and well. Dave had a question about the driveway on Old Palmer Road is it still in the business district? It is within the 500ft, total acres of both properties 3.99. Same footprint, but the building will be smaller to begin with, but built larger later. There was discussion about where exactly this property is located. Dave asked for better detail on the buildings themselves, like what is the siding and roofing, the applicant said metal roof and metal siding. Pretreatments for the metal roofs is what Angela is asking for. Roger asked for the 100ft buffer zone and activities that may take place around there. Dave asked if anyone in the audience had questions. Mrs and Mr. DellaRossa have concerns about the use of the driveway that is next to the stream, if it will be gravel or paved. Purpose of driveway on Old Palmer and Route 20, route 20 will be paved driveway, the other will be gravel. The applicant, said that there is a building already there that has access, and route 20 is a one way. What assurance will be in place for the property that it will not have abandoned vehicles and whatnot. Zoning bylaws are in place for that. Chris DeBruin, erosion control questions. Mentioned Foskett Mill, and the streams and springs run through it and feed the pond which is fresh cold water. No need to have a driveway onto the residential road. Angela asked if they ran stream stats, he said this did not require it. Angela asked about the uses of the buildings. Pam asked about the uses: Building #1 will have 3 rental spaces and Building #2 will have 2 rental spaces and autobody repair. Chris Debruin, manhole covered filtration system, how often does the property owner have to maintain them, operation and maintenance agreement will be part of the conditions. Construction equipment, construction storage, car reconstruction will be in the second building. Pam mentioned sprinkler system; Don mentioned the size is under for the sprinklers. Auto body will be initial start for the building. Angela mentioned storm water management reports be submitted quarterly to both boards respectively. Are they 2 separate lots? The lots will be combined prior to construction. Pam asked about lighting, it will be down cast so no filtering off the site. Sign will be on Route 20. Angela asked how the wetland line was delineated. Pam asked about if there will be sidewalks or something for customer or tenants to get to the building. Mrs. DellaRosa asked about her well and anything coming from up hill may or may not affect her well. Dave asked about consideration for site line from the new property to the homes that abut it, the distance, and how large the trees are. It is about 210 feet away, with the easement in the middle. Mr. DellaRosa will be 18 ft from wetland area. There is no town bylaw, if it is a perianal stream it would have to be about 100ft away from the stream. Pam asked about the potential hours of operation, could be during the night (plowing snow), no real set hours, open for public operation. Material will not be stored there; equipment will be inside and outside. Dave asked about equipment stored externally and the applicant mentioned about 20 equipment vehicles, for one building. Questions about the washing of vehicles, it won’t go into the septic. Both buildings are connected by one driveway, and can the owners go out to the route 20 way instead of the residential way. Chris Debruin has questions about the peer review for conservation. Will the applicant consider completely getting rid of the driveway access, they may consider it and during the construction operations because of the sand, what type of excavation and material hall out, no material will be removed, fill is being brought in. Don mentioned that where the fill will go is not determined yet, there will be excavation all over the site. Dave asked if anyone had anymore questions. Angela had mentioned a few items she already discussed prior. Dave asked for more details on the building itself. Frank DellaRosa mentioned the condition of Old Palmer Road, and it is rough currently and it will be worse with construction vehicles, just something to consider. Pam asked for elevations and needing more information. Continuance to July 3, 2019 at 7:30pm. Mentioned the $100 continuance fee.

**OLD BUSINESS:**

**SITE PLAN REVIEW:**

TO Be Addressed in the Future:

 - meet with Fire/Police about guidelines or recommendations for bylaw changes for businesses and how to minimize obstructions in windows/doors to encourage safe lines of site in and out of the buildings.

-changes to Order of Conditions continue updating

**OTHER:**

* Review minutes – May 1, 2019-Pam made a motion to accept the minutes as amended, Noah seconded, Kate abstained, 3 in favor.
* Emails-
* Sign payroll-for May
* Mail-
* Next Meeting-July 3, 2019

Pam motioned to adjourn, Kate seconded, all in favor none opposed

**Adjourned:** 9:24pm