

BRIMFIELD PLANNING BOARD MEETING

DATE: November 6, 2019

Convened: 7:00pm

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

ANR's: Petrie Champeaux Road, Don Frydryk, Map 15, Block B, Lot 4.3 & 4.4. Combining lots, more than enough land and frontage. No concerns, motion to accept Kate, Pam seconded, as presented. Signed 2 plans, and the Mylar. Check #

Tim May's: Map 13, Block B, Lot 1. Structure to hold the solar panels, adding on to the current building. Adding more than 20% of current building area, will need to public hearing. Check for \$350 was submitted #2387, public hearing scheduled for December 4th at 8pm.

SITE PLAN HEARING CONTINUED 7:15pm: Opened at 7:15pm. Woloshchuk Project, asked the Building Commissioner/Zoning Officer and the Highway Surveyor to attend to address concerns of the abutters and planning board. Building Inspector/Zoning Officer, Dave asked about any issues with the plans. Bill stated that the plans look fine as far as uses of the building, the zoning is fine, discussed the fire plan and the building inspector had no concerns. Zach from Highway said there was no weight restrictions on Old Palmer Road. Chris DeBruin mentioned that the bridge over Fosskett Mill Stream, there is a weight restriction over that brook, it is posted, so everyone will have to abide by the weight limit. Zach said that MassDot does inspect the bridges every two years and they would have caught on to the fact that it has no sign. Chris DeBruin from Sutcliff Road, in accuracies have been throughout the hearings. David Berkshun from Bacon Wilson, here on behalf of Frank and DellaRossa. Went over site plan review process. Section 7.7.2, Conservation has jurisdiction over wetlands, but with the large numbers of vehicles, proposed screening is inadequate, concerned that the neighborhood will be stuck with a junk yard, lighting and noise is an area of concern, did not include gases and fumes, either. 7.7.3, architectural design may not be in accordance with the residential neighborhood. How are vehicles stored? Asking for a traffic impact paid for by the applicant. 7.7.6-impact of run off. 7.7.9 screening, no clear picture of # of vehicles and don't believe that they have been answered by the applicant. And an acoustical engineer should be hired by the applicant. Dave asked if the residents is in the business zone, it is within the business zone. Dave asked if the petitioner would like to address the comments, Don Frydryk said he did not keep track of the comments, so nothing. Pam asked if the applicant came back with additional screening, Don said that he did, and handed them out. Don original plans had a vinyl fence around one and shrubs around the building. They have done it so there is a 6t vinyl fence on Building #1, to replace the shrub line. Pam asked about the vehicles coming into building #1 from Route 20, continue down to Building #2, turn down westerly to Old Palmer Road, so headlights will be turned down. Pam asking about the lights for the DellaRossa property. Pam asked about the limit of grading on the road. Pam is concerned with what the buildings will look like once the full build out is completed. We don't know all the building uses. It is challenging to review it without the uses of all the buildings, meaning the potential rental space. Dave said that is up the zoning officer. Pam is asking about what type of additional vehicles. There will be no additional parking spaces, what there is complete at phase 1, will be the same once the second phase is complete. Don went over the line of site, Dave asked about buffer between building and DellaRossa home. It is 95 ft approximately from clearing at home to the

driveway to Old Palmer Road. Pam asked about their Conservation meeting, they were waiting to see if there were any changes to the plan after Planning Boards meeting. There have been no changes to the plans. Allen Burke of Old Palmer Road, only issue is the entrance onto Old Palmer Road, it was never intended that business district goes onto Old Palmer Road. There should be no need to punch a road into Old Palmer Road. Marisal Zola, petition signed by the residence of the road, she read the petition to the Planning Board. Marisal also mentioned that she was upset about the last hearing. Attorney for DellaRossa's wants to ask questions. Dave asked that only new issues be brought up. Asked about the building height, 18ft high, where will the lights on that building be located, at a higher elevation of the resident's property. Lights are shielded to shine down. Photometric plan should be submitted by the applicant. Tammy Wallace Wood, heavily consider the neighborhood with the homes close to the road, consider all the concerns of the residence. Mr. Woloshchuk, most of the traffic is going out on to route 20, the occasional truck may go down Old Palmer Road, the whole project is in commercial and part of the street is in the commercial district. Dave said that if the information about the bridge weight limit is in fact true, that limits the access to single axel vehicles. Chris DeBruin talked about the plans with the lack of the information is on the plans. Incomplete plans, make it hard to see what this will look like. To make sure the residents don't lose their right to quiet enjoyment. Jim Dupont, still has questions about the access to Old Palmer Road, why is that needed at all. Dave asked if there was anyone else that had any comments. Pam asked that the lighting be addressed, Pam asked for a photometric plan to be completed by the applicant. Building only lighting. Cool light, warm light etc. Pam asked about noise, and what type of studies. Don mentioned that Brimfield does not have a noise ordinance. Get a hold of Graves for an acoustics engineer, how they would like to do it. Don is not qualified to do it. We will facilitate. Tammy asked if there will still be driveway that goes to Old Palmer Road, and Dave mentioned that if the weight restrictions are correct there will be no large vehicles allowed on Old Palmer Road. Since we need more information, Dave asked if the petitioner agrees to a continuance, December 4th at 8:30. Continued until then.

SITE PLAN HEARING CONTINUED 7:30pm: Caron Project-continued to December 4th at 7:30pm

NEW BUSINESS: Right of first refusal on Haynes Hill Road, Pam made a motion to take no action on purchasing the property on Haynes Hill 18-b-4. Kate seconded, all in favor and none opposed. Right of first refusal on Paige Hill Road lot, 17 E 5, Pam made a motion to take no action, Russell seconded, all in favor and none opposed.

OLD BUSINESS:

- Contact Counsel on Brookfield Road Solar Project, they will be on the December Agenda- whether we act on the application in a positive manor does that give them a leg up. Send the attorney emails to the new building inspector.

- Ronald Cox property-sent notification to other boards about not issuing permits/licenses for this property. Sent registered letter to Mr. Cox asking for payment or to set up a payment plan and let him know about notification to other boards.

- Continue updating our Order of Conditions

- Bylaw changes for businesses regarding obstructions in the windows/safe lines of site

OTHER:

-Review minutes of October 2, 2019-Pam made a motion to accept the minutes as amended, Noah seconded, all in favor, one abstention (Dave)

-Mail-reviewed

-review emails-reviewed

-Sign Payroll-signed

-next meeting-December 4, 2019

Adjourned 8:39pm: Pam made a motion to adjourn, Kate seconded, all in favor none opposed

Approved