

## Brimfield Planning Board Meeting

**Date:** October 2, 2019

**Convened:** 7:02pm

**Members Present:** Pam Marquis, Kate Koprowski, Noah Smith, Russell Smith

**ANR's:** Paul Novinsky, Paige Hill Road. Applicant David Poirier. Map 17, Block, Lot 5. Job DP01-001. Pam explained the plan. Has 200ft of frontage, more than 2 acres. Kate made a motion to approve the plan as presented. Russell seconded. All in favor and none opposed. A check for \$100 payable to Town of Brimfield, Check #6910.

**NEW BUSINESS:** Discuss what procedure should the planning board use when a hearing is continued, how to notify abutters, should it be posted in the paper, etc. Write a policy about hearings and timeframes.

-29 Prospect Hill Road, is in foreclosure, the bank wants to take it out of Chapter Land, the Brimfield Planning Board needs to take action. Russell made a motion to take no action, Noah seconded, all in favor and none opposed. The clerk will draft a letter.

### **SITE PLAN REVIEW:**

**HEARING 7:30pm:** Caron Solar Project, waiting on DOT letter, received the DOT letter and a letter from the DOT was received. Hearing will be continued to November 6<sup>th</sup>, until 7:30pm.

**HEARING 8:00pm:** Opened the hearing at 8:00pm- Woloshuchuk Project, review new plans and recommendations from Graves Engineering. Pam mentioned that new plans were submitted on 9/25/19, which was outside of the meeting and this board has not had a chance to review the plans. Pam asked what the changes are. First item: detailed dimensions about the sign, they will get a sign permit, Pam asked if the sign will be electric and it will not be electric. Discussed the underground utilities. Site lines; they agree with the site lines of the engineer, there is about a 150ft natural tree buffer. Shielding, plantings and lighting; a row of arborvitaes, for visual shielding, Pam asked for a couple staggered rows at 7ft-8ft high, Jeff from Graves explained the projection down of headlights into the dwelling. A 6ft vinyl fence will be there. Pam asked about the station number the vehicles are turning at and the grade of the driveway. All the hydrology comments have been met. Their conservation hearing has been continued, and if this plan gets approved, the same plan will be submitted to conservation. Parking spots on plan have been updated. There is adequate fence and guardrail. Pam asked about stacked stone wall. Noise impact-Graves does not do. Pam asked about beefing up the landscape and possibly hiring a landscape architect to provide comments and come up with a plan. They will go out and do a 5yr monitoring plan. Jeff spoke to the circulation of trucks within in the site and in and out of the site, he saw no issue with the trucks and turning within the site, but dependent on parking. Route 20 is best access in and out. Pam mentioned we do not know the hours of operation, is asking about vehicles turning in, out and around on the site. What happens when the phase 2 building is there, will the fence be adequate to shield the lights prior to the second building being built. Once the phase 2 building is built it will provide adequate shielding. Our engineer is comfortable with the phase 1 shielding. Kate

asked about a flatbed truck and where do they need to exit, can they only get out via Old Palmer Road. If the parking spaces are occupied, dump truck with a trailer will have trouble. It will be overhead doors, on the buildings. Pam asked about footings, this wall is stacked stone, with foundation of crushed stone.

Reviewed the buildings. They are butler buildings; it will be butler or similar. Pam asked about color scheme, grey or green, just one color plus trim/neutral trim. Pam asked if the board has any questions, none. Pam asked if abutters had questions. Frank Della Rossa, asked about vehicles on Old Palmer Road, and if trucks will be allowed. Pam said we can limit the weight of a vehicle, and we can also condition it to be left turn only. We can limit it to what goes down there. Frank asked if this considered as an industrial business. Pam said the Zoning Officer will determine. Explained what the planning does with regards to businesses, what it physically looks like, the shielding, etc. A concern about sound pollution, from the banging of tailgates, the trucks, etc. Jeff mentioned that his company does not do noise analysis. The applicant can bring forth the information. But we do not have a noise bylaw. Discussion about weight limits on the road, truck size on the road, curb cut questions. Planning Board will go back to the Highway Department and ask for a response to Old Palmer Road and the curb cut onto it, Mass Dot handles curb cut onto Route 20. Dave Girouard asked about power coming into the site. Pam asked about parking and arborvitaes. It was asked about the pipeline, is it active or not. No one knows for sure. Marisola at 68 Old Palmer Road, shared the concerns of the neighbors. Pam is asking for a more defined buffer plan; we also need to get information from highway. Don asked about the plans not much changes can they go ahead and send to conservation, asking about fence and not plantings. Whatever is on the plan is what the final decision is based on. Hearing has been continued to November 6<sup>th</sup>, until 7:15pm.

#### **OLD BUSINESS:**

- Residence from Warren and Brimfield came in regarding the Brookfield Road solar project
- Sign Cumberland Farms Extension-need to get new book and page, have Pam sign it
- Ronald Cox property review email from Counsel-send letters to Assessors, Building, Conservation and BOH asking to not issue any licenses until he had paid his fee with us. Send Mr. Cox a letter regarding what we have done, ask for payment or payment plan set up.
- Continue updating our Order of Conditions
- Bylaw changes for businesses regarding obstructions in the windows/safe lines of site

#### **OTHER:**

- Review minutes of September 4, 2019-Kate motioned to accept as amended. Russell seconded, all in favor and none opposed.
- Mail-reviewed
- review emails
- Sign Payroll-signed
- next meeting-November 6<sup>th</sup>

Kate motioned to adjourn; Noah seconded. All in favor none opposed.

Adjourned at 9:27pm.