**Planning Board Minutes**

DATE: July 14, 2016

Convened: 7:02pm

Members Present: Dave Killian, Russell Smith and Pam Marquis

NEW BUSINESS:

OLD BUSINESS: Josh Ensling, for True Green Capitals to discuss making changes to the Brown, Richardson and Rowe plan. Looking at the quote from March 25, 2016. The cost of this quote is putting a hold on TGC from moving forward with the mitigation. True Green Capitals is going to hire someone else to oversee the project so they would like some of the items cut out in order to move forward. Josh stated that the plan revision was excessive, since TCG was going to hire their own professional landscaping company, and because of that it should not come to the cost listed. Site visits and field visits is questionable. TGC is going to hire Babe’s Lawn Care to do the work. Reviewing change orders would be reviewed by TGC, and this should not be of concern. Section with regards to construction oversite, Josh does not believe that is necessary. Five annual site visits, can happen but looking to get this out of the quote and have TGC be responsible and maintain them for 5 yrs. Josh thinks this is above and beyond. The contract from Babe’s is something the Planning Board is looking for. Cut the visits down from annually to Year 1, Year 3 and Year 5. The last visit can be at the discretion of the Planning Board. Preconstruction meeting, one interim and a final is something that the Planning Board is good with. The Alta Survey should be all set and ready for next meeting.

OTHER ANRs/SITE PLAN REVIEWS:

Public Hearing 7:30pm: Continued from last month; Field 41 Sturbridge Road. Opening the Hearing at 7:30pm. Dave Killian is asking if the elevations are on the plans as requested last meeting. Mr. John Field is showing the abutters the revised plan showing the fencing. Mr. Field is explaining where the fence elevation is and what headlights were used (it was a 4x4 pickup). The fence top will remain level. Mr. Ceppi is questioning adequacy of the 50-foot fence. Mr. Kean is concerned because the plan now shows what may happen in the future, such as field for hops which now abuts his property and there is no fencing in that area. Dave said the top elevation of the fence has to be kept the same elevation as the top of the proposed fencing. Dave is asking Mr. Ceppi about what he thinks is adequate for the length. Mr. Ceppi thinks that the fence should be the length of the parking lot and should also follow the way of the drive. John is showing how cars coming in the driveway will not shine their lights in the home, that the lights would shine into the hill and not into Mr. Ceppi’s home. Pam is asking about the top elevation of the fence is 695 and the windows are at 693. So the fence will be on a 7ft post, essentially raising the fence off the ground by 1ft. Mr. Ceppi thinks that approximately another 150 feet of fencing in addition to the 50ft already showing on the plan for a total of 200ft should be adequate. Dave mentioned that for any of the fencing to be affective it would have follow the contours of the land. Dave asked how much fencing Mr. Field is willing to put up and he said 50 feet, which he believes solves most of the concerns of the abutter. There are some woods as a buffer. Dave thinks that the lower fence needs to be continued to the junction of the driveway and the lower parking lot. Dave opinion is that we need to extend the fence by 25ft from the northerly end of the fence in a northerly direction. Dave asked about the wooded buffer between the top lot and the house if they will stay or go, if they go fencing needs be extended. The Planning Board is comparing the original plans submitted to the revised plans received July 14th, to review the buffer area. Paul McCarthy, Selectman, is taking a look at the plans. Paul mentioned that he was here really as a citizen, and that the selectmen really are pro-business in the business district. Mr. Kean is looking at the 20feet buffer and does not feel it is adequate because of what the revised plan shows, which is a field of hops. Looking at how the parking lot is 695 and the top of his home is at 705 or 708, so that is 10 feet above the lot. Total distance is about 150ft from the parking lot. Mr. Kean mentioned that arborvitaes may work along his property line. Mr. Adam Field has picture showing the property from the proposed lot and Mr. Kean has photo showing from his property. Dave mentioned that there are plenty of trees and space between that particular property. Mr. Kean said how this affects the character of the property. Mr. Ceppi asked if there is a fencing regulation in the Brimfield with regards to what side of the fence faces what neighbor. Also asking if the Planning Board specifies hours of construction. Mr. Ceppi asked if the Board asked for a line of site last week, the Board asked for elevation of the second story window. Dave makes a motion to close the meeting, Pam seconds, all in favor none opposed. Hearing is closed at 8:15pm.

* Fencing on the lower section should follow along the high side of the slope to the junction of the parking lot and the driveway. The amount of fence is to be determined by the engineer and should be near the top of the slope
* Fencing up on the top of the lot should go to at least 75 feet, which is 25 feet more than what is proposed
* As long as the elevation remains at 695 it would be higher than the windows
* All lumens will be shielded which is already on the plan
* Hours: 10pm termination was discussed as ending serving hours/open to the public. No later than 10pm.
* Deliveries-should not be restricted on the delivery times
* Normal order of conditions with regards to the driveway and curb cut
* Lights on building to be shielded which is also on the plan

Amendment #1: Direction the fence shall face: Pam believes that it should be up to the applicant because the fencing is further on the applicants’ property. Dave agrees as well as Russell. 6ft stockade, 695 minimum elevations at the top end, not lower but can be higher.

Need revised plan with new fencing. Dave makes a motion to accept the plan with the amendments and conditions. Pam seconds, all in favor, and none opposed.

Dave let the abutters and the applicant know that they have the right to appeal after 20 days.

John Field mentioned that the Planning Board has not asked for others to put fencing in.

Mr. Hilker, asked if there is screening to be planted if the proposed owners need to come back if they choose to plant.

Dave does not believe that the Appeal goes to the Zoning Board of Appeals, and if fencing is even a Zoning issue. Town Counsel may be involved as well as Selectmen.

Pam makes a motion that Dave can sign the Orders of Conditions once it is printed. Russell seconds. All in favor. None opposed. Pam is also submitting her notes as part of the record.

Dave makes a motion to adjourn, Pam seconds. All in favor and none opposed.

Adjourn 9:24pm.