**Planning Board Minutes**

DATE: July 6, 2016

Convened: 7:07pm

Members Present: Dave Killian, Russell Smith, and Pam Marquis

NEW BUSINESS:

 -Discuss marijuana dispensary, for bylaws (since we received a phone call asking if we had a bylaw regarding them)-refer to Nelson for Zoning issues.

OLD BUSINESS: Josh Ensling and Nick Minekime are here for True Green Capitals: They attempted to have the owner of the land take care of the landscape issues, but nothing was happening so TGC asked that Josh get involved again to move forward with the plans from the Planning Board’s Engineer. Pam discussed how Conservation would not let the land owner’s take equipment beyond the fencing. Revise the plans from Brown, Richardson and Rowe, such as deleting plantings, and the types of trees. Pam mentioned that the Planning Board needs a plan that shows the current new buildings, any road changes, etc. They (Andrew Worden’s company) need to come in to the board to show the new changes to the property. It is hard to tell who is responsible for what. The Planning Board is looking for a lease that coincides with a plan. So it shows who owns what, what Game Change Racking owns, what Andrew Worden owns, what True Green Capital is responsible for, etc. Dave is asking for a copy with an Engineers stamp on it. Pam is asking about the basin, because the Dunn’s are most impacted by that view and it is an area of concern, however TGC is not sure if they can plant there because of conservation issues and the slope of the ground. Josh stated they can dig holes by hand, they can use a piece of equipment to reach over the fencing, or something else. Dave said maybe if an independent party could oversee the work, such as a landscape architect, maybe then Conservation will be agreeable to working outside the fencing in order to protect the area in question. True Green Capitals will be back in a few weeks with their Alta Survey.

OTHER ANRs/SITE PLAN REVIEWS:

 Ryan-St. George Road: No changes are being made. In 1983 there were a number of lots on St. George that were approved and part of the lots have been in Warren. Dave stated that Roger Woods will have to go to the ZBA because this board is not allowed to action on a plan that does not have 150ft of frontage in the Town of Brimfield. The Planning Board cannot take action on a plan that is nonconforming.

Public Hearing 7:30pm: Continued from last month; Field 41 Sturbridge Road. Opening the hearing at 7:47. The applicant amended his plan to show lights and signage. Pam asked if there will be lighting on the sign, John said it will be external lighting. They assume they will have to abide by town code with regards to the signage. The applicant noted that on the plans the sprinklers it will go by the size of the building per code, and per the size of the building there will be no sprinklers. Hours of operation were discussed. John mentioned that the values of property should not go down because they are not putting in a metal/industrial building, compared to the old farm house that was there, this new building should not affect property values. There were extensive discussions on fencing concerns, which the applicant discussed he believes Mr. Kean’s house is protected quite well since he is up high and much higher from the parking lot. As far as the lower house, Mr. Ceppi’s, the lights will not be shining into the home when patron’s pull in, and only half the house when patron’s park in the lot. John discussed putting up a 6-foot-high stockade fence the length of Mr. Ceppi’s home. Dave asked what the length of the house is and John assumes that it is approximately 50-60 ft. long, either way it will be the length of the home. Dave mentioned that everything should be on the plan, including, height of fencing, type of fencing, length of fencing, etc. Mr. Kean is saying that some type of fencing may minimize his impact. He is also asking for reasonable hours of operation. Dave mentioned that there is a 5-foot stone wall on the property made of boulders (per the plan) and if John extended the fencing from the stone will that satisfy Mr. Kean’s problem with minimizing his impact. Mr. Kean does not believe so, as he thinks it is just a boulder, he is looking for a full fence. Adam Field is mentioning that there is a provision called a pouring license, with regards to alcohol serving. Adam says they plan to start out open no later than 8pm, going forward a reasonable projection would be 10 pm. Open to the public won’t be before noon. Delivery schedule Adam does not know. Adam hopes that their site is less of an issue with deliveries like Cumberland Farms and thinks they will only have deliveries 2x a week. Mr. Ceppi’s mentioned about dumpsters and when they pick up and the noise. Adam mentioned that on the plan the dumpster is as far away from Mr. Ceppi’s property as possible. Dave asked how John feels about adding more fencing in the back for Mr. Kean’s property. Also discussion about where to put the fence that abuts Mr. Ceppi’s property, where John is proposing Mr. Ceppi thinks that it will be too low. Mr. Ceppi is asking that the fencing be at the top grade of the parking lot and that will prevent the lights from coming into the top window of the home. Dave mentioned that putting the fencing at the bottom of the slope won’t help the abutter. He mentioned that higher up along the tree line and do not take any trees down to put a fence up. Mr. Ceppi is asking for a line of sight with the driveway for the fencing so all abutters can see. In Mr. Woods (the surveyor) opinion the driveway will not affect Mr. Ceppi’s property, he mentioned putting in the Order of Conditions that once the property is built if it is an issue then the fencing will be put in. Dave is suggesting a fence along the wood line, and if we can get an accurate elevation of the windows of Mr. Ceppi’s property. Adam showed a picture from the proposed driveway to Mr. Kean’s property. Dave asked if the tree area will stay that way, or will hops be planted causing the area to be changed. Dave is asking for things on the plan showing the elevation for the windows on Mr. Ceppi’s home, also where the fence will start and stop, John has to submit a proposal to the Planning Board, and wooded distance in the back for Mr. Kean’s property, and if that field will become deforested for a hops field it will impact Mr. Kean’s property and what will be proposed to help with Mr. Kean’s view. In order to maximize the screening of Mr. Ceppi’s property, the board asked for the elevations of the second story windows, Mr. Field agreed to ask his surveyor, Mr. Woods to put that on the plan. Mr. Ceppi gave his permission for Mr. Roger Woods to go on his property is required to obtain the elevation of the second story windows. The board recommended to the applicant that any future changes would need to be reviewed by the planning board. Adam is asking if there is a recommended buffer for the abutters. Dave stated that it is up to the applicant to design the plan and it is up to the Board to review it. Dave mentioned that if the land is going to be more parking lot then it needs to show it on the plan or if it is going to be a field of hops, it needs to show that, or if the property owners want they can come back in the future to show a new plan to expand. Pam mentioned that screening is important, not to take down the natural screening, but to have screening to protect the neighbors. The abutters are looking to minimize the impact to their properties. Mr. Ceppi thinks it is important to know the actual business use. The Planning Board only acts on building, not the use and the building can change uses, when the building changes hands and if at that time someone else will be back in to change the use. Dave is asking if there is agreement on the fencing, it will be a 6ft stockade fence. Mr. Woods will mark the height/elevation of the second story windows. Mr. Ceppi will look for a plan of his house for the purpose of getting his house on the plans. Dave said to use your common sense with regards to being generous with your fencing. Dave mentioned that the current plan is deficient in fencing, and the board does not know what it is the best solution to the problem. The property owners will have a revision and we will be back to continuance to 7:30pm on July 14, 2016. Mr. Field paid the $50 fee for the continuance.

Public Hearing 8:30pm: Continued from last month Caron Project. Open the hearing at 8:55pm. Mr. Caron is asking for a continuation. Dave moves to continue this hearing to a future date to be time and set once Mr. Caron is ready.

OTHER:

* Review minutes
* Payroll
* Mail

Pam makes a motion to adjourn and Russell seconds;

Adjourned 8:59pm.