**Planning Board Minutes**

DATE: May 4, 2016

Convened:

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

NEW BUSINESS:

-Discuss marijuana dispensary, for bylaws (since we received a phone call asking if we had a bylaw regarding them)

OLD BUSINESS: Josh Ensling from True Green Capitals to go over original Order of Conditions with the Board- Josh did not show up, however a representative, Zach Cutting, for the owner of the land Andrew Worden, and he is here to find out why the planting is now required. Pam explained how the new tree planting is being suggested because of the over cutting that occurred in 2011/2012 and the owner did not comply with the cut plan that he presented. TGC is looking for the owner of the land to pay for the new tree planting. Pam explained how the Planning Board is asking for new plantings to happen, how the board hired a firm to represent the town. There was concern about the outside of the fencing plantings, conservation is telling this company they cannot use equipment to plant outside the fencing, he is questioning how will that happen. He asked for the Planning Board to forward the proposal information to him so that he can present to the property owner. The Planning Board Clerk, Michele Shea, will forward all documentation to Zach Cutting.

OTHER ANRs/SITE PLAN REVIEWS:

-Bergeron Tree Farm, Inc. and James and Denise DuPont. A check for $50 payable to the Town of Brimfield was received by the Planning Board Clerk. Combining lots to make 3 acres, 0333OH is the file number. Pam made a motion to endorse the plan as presented. Russell seconds, all are in favor and none opposed.

* Infinite Granite- James Navarro is applicant and Cody Langlitz is the land owner. The owners are here to present a proposal for a new building that is to be used for workshop. Property location is Map 15, Block C, Lot 1.1, 310 Sturbridge Road. It will have the same drive cut, no alterations to the driveway. Pam is asked about flood lighting, and they will have entranceway lighting per code. Public Hearing will be scheduled for June 1, 2016 at 7:30. Pam made a motion to accept the plans and move to public hearing, Russell second, all in favor and none opposed. The planning board clerk, Michele, received two checks in the amount of $100 each for purpose of advertising the public hearing in the paper and getting out notices to the abutters and the abutting towns.

Public Hearing 7:30pm, opened at 7:30pm: 41 Sturbridge Road, John and Adam Field. Abutters are here to see the plans as well. John Field has explained the building design to the abutters. Dave asked that everyone takes a seat so we can move forward with presentation. Dave asked if board members had any questions at this time. The board members asked about the driveway and if the state is asking about right turn only, and if the state has asked for site distance. There will be handicap accessibility on the side of the building. Abutters asked if the town hires an engineer to review the plans for drainage, and how it affects the neighbors by a 3rd party peer review. The property is on a road that is owned by MassDOT, so the applicant is waiting for decision on site distance, before he goes to Conservation to begin the process of their review. MassDOT is responsible for reviewing and they are in control of issuing curb cuts within the state highway layouts. part of the plans. Adam Field, Co-Owner, is discussing the initial expectation to begin opening Friday, Saturday and Sunday and hopefully once the business takes off they can be open more during the week. Abutters are concerned about trucks coming and going, and noisy people, the abutters are curious about if the owners will have patron’s outside smoking or drinking. They are concerned with the noise it will create outside and if they can hear it or see it. An Abutter, Ethan Kean of 31 Sturbridge Road, is concerned about the bus pulling up and kids having to cross the street with people leaving the property after drinking all day. Dave is asking if some type of buffer would remediate the issue, and if any abutters had any suggestions for a solution. The abutters are concerned about hours of operation, serving alcohol and if there will be bands. One abutter would like restriction of hours of operation and fencing possible of about 8 foot. Dave is asked the board members if they had any questions, Dave is stating that fencing and hours of operation could be added as part of the Order of Conditions. Judy Sessler, thinks the noise will be a factor with regards to music and just all around people noise, and also it may lower the value of the homes around. Abutter, Mr. Kean, is concerned about the lighting, and what is proposed for lighting around the property. Abutters are looking for a lighting plan, showing the lumens that affect the area around, to make sure that the lighting is not affecting the neighbors and no light is proposed to be higher than the building, which is a one story building. There was question about whether, a brewery, a listed use in the bylaws? Dave stated that every board has a copy of the plans for their review. The abutters asked about fire protection. The planning board informed the abutters, that every board has a copy of the plans and they will forward their concerns to the planning board, this includes fire, police, conservation, etc. Dave asked if there were any other questions. The Planning Board is continuing the meeting until June 1, 2016 at 8pm. Dave asked if anyone on the board thinks the Planning Board needs to hire an engineer on the town’s behalf, Pam said she would like to wait until the other boards respond with comments. Pam makes a motion to continue the hearing on 41 Sturbridge Road, until June 1 at 8pm. Russell seconds, all in favor and none opposed.

Public Hearing 8:00pm: Warrant Articles, convened at 8:12pm: Dave asked if there are any comments from the floor, and there are none as no one was present. No other boards are present to make comments, nor were any received by email or mail. The board supports the bylaws as proposed. Pam makes a motion to recommend the zoning bylaw changes as presented, Russell seconds, all in favor and none opposed. Dave moves to close the meeting at 8:16pm.

Caron Public Hearing 8:30pm: Continued from April meeting

Dave moves to reopen the hearing at 8:30pm.; Dave is asking for documentation that states Brian Caron can use the plans he has presented to the Planning Board, as they are from 2013 with a different owner/applicant. If Conservation has decided to use the plans, then the Planning Board will use the plans. The amount of the deposit for securing Graves Engineering should be $3,000 payable to the Town of Brimfield. We will continue the hearing until June 1, at 8:30pm, and for future reference there is a $50 fee for continuing a hearing.

The board gives Dave permission to sign the Graves Engineering Proposal once the Planning Board Clerk receives a check.

OTHER:

* Review minutes- Pam makes a motion to accepted the minutes of April 6, 2016 as amended. Russell seconds, all in favor and none opposed.
* Payroll
* Mail

Pam makes a motion to close at 8:41pm, Russell seconds all in favor and none opposed.