**Planning Board Minutes**

DATE: November 8, 2017

Convened: 7:03 pm

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

ANRs/SITE PLAN REVIEWS:

* Roger Woods, 156 East Hill Road, Kelley property: Map 5, Block A, Lots 7 & 6-D-6.1

Project 17199 Drawing No. D-356. Pam makes a motion to approve the plan as presented, Russell seconds, all in favor and none opposed.

* Rusty Corriveau-new project proposal. 35 Main Street, Auction Barn Innovations: Submitted application for Antique Show/Winery. Pam asked about signs on the road and if Rusty wanted to add that to his plan now. Questions about whether winery is agriculture or not. Discussion about change of use from cellar to winery. Discussed zoning in the area. Where is the winery portion going to go, was another question? All to be discussed at Public Hearing. Received two checks payable to Town of Brimfield for $100 each. Public Hearing will be December 6th at 7:30pm.

NEW BUSINESS: None

OLD BUSINESS:

* Cumberland Farms-Delina and Phil are here presenting the last set of plans and final plans. ZBA wants planting, however, it is not on property owned by Cumberland Farms it is located within the MassDOT state highway layout. It is not shown on the plans, since they may or may not get permission. Regarding lighting, the lighting is lower foot candles. Mark Connors from Historical Commission, is concerned about dollar amount for gazebo and if it is enough to cover the costs. Discussed that the BOS and the petitioner will be negotiating the details of the gazebo. Need to come to a satisfactory agreement with BOS, will be in Order of Conditions. There will be no audible video at the pumps. Phil will have discussion with the Zoning Officer, regarding the pump signs. There are no company colors or signs on the canopy. Appropriate dust control for demo of the building. Meeting November 15, at 7:00 to finish up and sign Order of Conditions.

 TO Be Addressed in the Future:

 -changes to Order of Conditions

-the change of residential property to business property and review this issue at a future date.

-Fees- maybe making them like a building permit fees. A base/or minimum of the project or a percentage of the project. Fees will cover advertising.

-Ethics-Bob was asking about our certificates. The Planning Board Clerk sent in Russell’s, Pam’s, and Michele’s. Waiting on Dave’s and Sheila’s.

OTHER:

* Minutes-October 4, Pam makes a motion to approve the minutes as written. Russell seconds, all in favor none opposed.
* Payroll-signed
* Mail-reviewed

Pam makes a motion to adjourn. Russell seconds, all in favor and none opposed.

8:25pm