**Planning Board Minutes**

DATE: October 4, 2017

Convened: 7:01

Members Present: David Killian, Russell Smith, Pam Marquis and Sheila McCarthy

ANRs/SITE PLAN REVIEWS: Jeremy Croteau- 145 Little Alum Road-Map 5A Block B Lot 17. Address is 50 Sixth Street. Project number. 17-196. Pam makes a motion to accept the plan as presented. Sheila seconded. All in favor and none opposed.

Minutes: Pam made a motion to accept the August 2, 2017 minutes as amended, Russell seconded, Sheila abstained. Motion carries. Pam made a motion to accept the September 20, 2017 minutes as amended, Sheila seconded, Dave abstained. Motion carries. September 20, 2017.

Payroll: signed

Public Hearing Continued: 7:15-Cumberland Farms-Convened at 7:15pm. Joint hearing with ZBA-they opened their hearing as well. Phil Lombardo-handed out the Sturbridge plans and the revised lighting plan for the Brimfield site. Is going over the foot candle information on both sites, to compare. Sidewalk was added in on the Brimfield Plan. CFG04.0 revised 9/25/17. Lighting Plan was revised 10/4/17. ZBA board member is asking about requesting warm lights verses cold. They said, yes, a request can be made, but Phil is not sure if the foot candles of the warm will fulfill the requirement, but if they do, they will use them. Dave asked about what Sturbridge has, Phil is not sure, but these being proposed in Brimfield. Dave is asking ZBA about the variance for setback for the building. Special permit for the sign, and about the pumps. Phil mentioned that they are not asking for internally lit signs. And expansion of the gas operation, is another special permit for the gas station use, since it is onto a new lot. Easement for the well and well radius and parking. Pam is asking about the property lines. Dave asked about lot size with easements. Easement to use and install a well and 100ft radius easement restriction around the well, Dave asked if the bank holds the easement. Phil mentioned that they hold the easement, for use, the bank owns the property however. Cumberland farms controls the property. Dave asked if any other board members have questions, or if ZBA has any questions. Paul McCarthy is asking for clarification because a few people asked if anyone on either board was an abutter, if anyone received a letter, no one came forth as an abutter. Lori Meyers, 8 North Main Street, are we totally avoiding the proposal about the gazebo or band stand on the common? ZBA, mentioned that they are not avoiding, but they need to close their hearing. Lori asked about the requests, about building times limited, advertisement etc. ZBA closed their hearing at 7:42pm. Dave is asking about the Gazebo interest, and what that was about since he missed the last meeting. Paul McCarthy mentioned how the Selectmen would control the monies for said gazebo. Dave is asking if the board can potentially move forward with conditions, especially with the monies for gazebo or whatever is determined. Pam asked about discussion about hours for during construction. Phil said that fuel, large truck deliveries, will not occur between 9pm and 6am. Pam asked about construction hours, Phil mentioned we don’t have any ordinance stating times. Phil mentioned that 7-5 Monday through Friday, it may include Saturday as well. Pam asked about as far as construction to keep dust down during demolition, even though it is out of the planning boards purview she is just asking. Pam made a motion to close the Cumberland Farms hearing at 7:59pm, Russell seconds, all in favor and none opposed.

Dave mentioned that the board will be deliberating over all the information that was received during hearings from abutters as well as boards. We asked for 9 sets of the new plans, so that we can deliver to the other boards.

Order of Conditions: No tractor trailer deliveries or dumpster emptying between 9pm and 6am, except for fuel deliveries. No external accessory sales outside the structure of the building. No advertising in the windows. Need to make sure something about the easements in there. Cumberland Farms to gift a sum of money to the Town of Brimfield, for shielding for the abutters, in a sum to be determined by the BOS. Dust control measures should be implemented during the construction and demolition for this project. Bike racks added.

NEW BUSINESS:

OLD BUSINESS:

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:

* mail

Worked on the Order of Conditions for Cumberland Farms.

Pam made a motion to close at 9:04, Sheila seconded, all in favor and none opposed.

Adjourned: 9:04pm