**Planning Board Minutes**

DATE: September 20, 2017

Convened: 6:46

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

Site Visit: 6:45 to Cumberland Farms-The members of the Planning Board asked questions with regards to location of the gas pumps, the building location, the parking lots, and lighting. ZBA, abutters and other towns people attended.

ANRs/SITE PLAN REVIEWS: Frydryk & Sherman Firm- has 2 ANR plans, one is for Warren Road. Scheduled him for approximately 7:15pm.

* Plan #10113- 76 Tower Hill Road, Map 3, Block A, Lot 2. Pam makes a motion to accept the plan as presented. Russell seconds, all in favor and none opposed. A check for $50 was received from Mr. Frydryk.
* Plan # 03168A- Map 2, Block B, Lot 6, Warren Road, the Town of Warren signed off on the plans, this is a property that is in two different towns, Brimfield and Warren. Pam states that per our attorney, the Planning Board is not allowed to endorse this type of plan, that it is must go to ZBA first, even if it will not be a building lot, or a useable lot, and it is just moving the property lines. Pam suggested that he goes over to the ZBA meeting and see if ZBA will endorse and then come back to Planning for approval of the plan. Mr. Frydryk did not come back this evening.

Pam made a motion to Take no Action on the Right of First Refusal for 120 Tower Hill Road property, MAP 5 Block B Lot 8. Russell seconded, all in favor and none opposed. The Planning Board clerk will send a letter stating the decision to Assessors and Board of Selectmen.

Minutes: August 2, 2017-cannot be approved this evening.

Payroll & mail: signed and reviewed

Public Hearing Continued: 7:35 reconvened - Cumberland Farms. Phil Lombardo, Delina, Luke and Erin Fredette. Traffic report is ready. Erin will review the report with the board. Erin stated they concluded a full traffic study, did counts during week day and evening. Showed a 7yr period and how the proposed project will impact the traffic.

Sheila asked for the ZBA to join the Planning Board for Joint Hearing. Joint Special Hearing with ZBA and Planning Board started at 7:41. Erin Fredette, is explaining the report. The roads are showing under capacity with the new proposed project. Mike from ZBA, is saying how the traffic has not been mentioned at any of their meetings. Sheila asked if anyone from the public has any questions, and none were brought up. Phil is going to discuss a couple of changes to the plans. Sheila asked if Phil could bring everyone up to date. Phil stated they were going to ZBA first for special permit and variance, due to additional pumps to be used as a gas station and the purchase of the additional building for use as parking lot area. Asked for variance relief for setbacks, as well as signs. Phil mentioned how they decided to build a 4,000-square foot convenience store, 6 pumps, a new sign and ancillary parking. Site elevations as well. Met with historical commission to help with the design of the building. The historical commission decided that they would prefer a building with all one material and no longer liked the brick. Phil proposed to the ZBA, a new lighting plan, it showed the lighting toned it down, yet to keep the area safe and better for the abutters. Also changed the plans, with a 3ft wall at a property line to protect the abutters from car lights. Phil stated they did this with no real enthusiasm. He stated that Cumberland farms may propose monies going into a fund to be dispensed by Planning for some type of greenery/wall, a gazebo was discussed. Phil passed out plans. Luke DeStephano, summarizing the changes that are being made. Showed the original plans first. The revised plan shows a 80ft wall and approximately 3ft of landscape buffer, which then moves everything back about 2.5ft. The addition of a 5ft wide sidewalk is on the revised plan, going from Main Street to the front of the store. The lighting plan shows a reduction of lights, but meets with wants of the abutters, and still is compliant. The light intensity is significantly lower than the original. ZBA board is asking about the lighting in Sturbridge, versus the new plan and are they comparable, also asking about why the hard wall and not just shrubs. Sheila asked if any other boards have questions. Stephen Pfeifer, from Historical is asking about the 3ft wall proposal. Truck lights are higher than that, as well as SUV. Phil stated the 3ft wall is not going to resolve the lighting, they are not advocating a wall they are showing it because they were asked to. Paul McCarthy, BOS, public safety is number one. The 3ft wall is a concern, because it does not mitigate the light issue, and some children are not that tall either, also asked about the traffic impact report. The time of day it was done was at 7am-9am, 4pm-6pm, and it showed 7 more cars in the am is projected and 20 more in the evening is projected, however, the traffic in and out will still be the same. Mike Miller for BOS, mentioned that according to accountant, if monies were donated to the town, a separate account would be set up to be dispersed of the monies, and welcomes any donations towards the town common. Phil mentioned that it has been done before in the Order of Conditions. Mike McFadden, referred to the lighting plan. The lighting plan is almost a 50% reduction, from the original plan, under the canopy and in front of the store as well. The concern for the abutters is the light and the noise, it is very detrimental to the neighborhood. Mike also asked about plantings and the wall, front island that is proposed. Wayne Phaneuf, abutter across the street. Cannot visualize what the lighting is going to look like compared to the Sturbridge site. They can’t really tell us because not every site is identical. The numbers are very consistent with Sturbridge, and Wayne understands that you cannot really see it on paper, and everyone considers what is bright differently. Sturbridge has 4 fueling pumps, almost 5,000 square foot, with large open front window, this proposal has less open window. Pam asked if Sturbridge is a flat canopy verses what is proposed. Lori Meyers, 8 North Main Street, took pictures at night of the Sturbridge and passed them out. Sheila asked about what time they were taken, it was about 9-10 at night. ZBA is asking why the pumps are being moved over. Per Luke, it provides more access for the trucks, and gives adequate space for those coming in to use the pumps, just the store and truck deliveries. Pam asked about the easements with Country Bank and asked about truck turning templates and the loading zone, which entrance do they plan to use, and Luke and Phil said that they have checked and trucks can do either and there is plenty of room. Phil stated how they will use their easement with Country Bank, and how they will get 5 spaces designated just for them. Pam asked about septic systems. ZBA asked about what the building will be made of. John Field, Lyman Barnes Road, mentioning the lighting, talked about the frequency and intensity of the lights. Mike McFadden, asked the abutters about the gazebo and plantings and if they were excited about that possibly happening, and they think it would be great boost for the whole town. Cumberland has agreed to delivery hours, and willingness to respond to the concerns of the noise at the pumps. Mike Miller from BOS and as a voter asked what ZBA is voting on: special permit, variance and signs. Planning Board does site plan review, but both boards often vote on the same things. ZBA makes their motion to continue. Pam makes a motion to continue the public hearing at 7:15 on Wednesday October 4th. Russell seconds, all in favor and none opposed.

NEW BUSINESS:

OLD BUSINESS: John Field, 41 Sturbridge Road, to discuss his project. John would like to do the grading even if he does not build the building at this time. Pam asked if the material is going out, or being redistributed. John does believe it will mostly go out. The board reviewed the Order of Conditions and asked to look at his plan. The Order of Conditions are not changing and he is still within his timeframe to complete his project, so he already has permission to move forward. The Planning Board has nothing to approve now, since it was already approved on July 14, 2016. If the work he is doing is not completed by July 14, 2018, then he needs to come in for an extension.

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.

The Planning Clerk asked about the marijuana, not just dispensary, but planting, because someone called. The clerk will contact the Town Clerk with regards to see if the Attorney General sent the approval back for Bylaws.

Pam makes a motion to adjourn, Russell seconds.

Adjourned at 9:00pm