

**Office of  
THE PLANNING BOARD  
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**Jeffrey R. Peduzzi, Chairman      Nicholas E. Thalheimer, Vice Chairman      Lance J. McNally, Clerk**  
**Christopher Nocella, Member      Perry J. Tomasetti, Member      Jerrilyn T. Bozicas, Associate Member**

**Planning Board Meeting Minutes  
Monday, April 13, 2015 7:00 p.m.  
Townsend Memorial Hall, Selectmen's Chambers  
272 Main Street, Townsend, MA 01469**

**III. WORKSESSION:**

**3.1 Fire Station Site Plan, 13 Elm St., Letter from Fire Chief Boynton RE: Hazardous/Toxic Waste Handling** – The Board reviewed a letter submitted by Fire Chief Mark Boynton stating that there will be no use or storage of any toxic or hazardous material greater than those associated with household use, and any small quantities are to be stored in a flammable liquids cabinet, as required by fire code. The letter also stated that although vehicles are serviced on site, the groundwater will be protected by floor drains that will be connected to an oil-water separator in a holding tank, and all hazardous materials will be disposed of immediately after service. The Board was satisfied with the proposed handling of toxic and hazardous waste materials.

**3.2 Fire Station Site Plan, 13 Elm St., Site Lighting Plan & Fixture Cut Sheets** – The Board reviewed a “Site Lighting Photometric Plan” including “fixture cut sheets” submitted by S & K (Sinatra-Kudryk) & Associates. The Board had no issues with the proposed lighting plans as submitted.

**3.3 Fire Station Site Plan, Mandatory Referral Summary Including Omitted ZBA Comment** – The Board reviewed a summary sheet of comments received from other Town Boards and Departments which included an additional comment received from the Zoning Board of Appeals that was missing from the sheet at the last meeting.

**3.4 Fire Station Site Plan, 13 Elm St., Draft Decision** – The Board reviewed a draft Site Plan Review Special Permit Decision for a new fire station to be constructed at the location of an existing station on 13 Elm Street and made minor edits. Gary Shepherd, representing applicant Riverbank Development, LLC, Fire Chief Mark Boynton, and Stan Dillis of Ducharme & Dillis attended the meeting. J. Peduzzi asked G. Shepherd if the requested easement language and maintenance agreement had been provided to allow the town to access the property via a privately owned driveway. G. Shepherd stated he was still working out details related to an updated access easement, drainage easement, and associated detention basin with David Sears, owner of the driveway and the Farmer's Exchange, a co-op warehouse and grain store located to the rear. He stated he would provide documents to the Town as soon as they finalized by an attorney. A discussion ensued.

Board members spoke in favor of making submission of the easement language and maintenance agreement a condition of the Decision's approval, in order to protect the Town's rights to access the site. G. Shepherd submitted a copy of a 1984 plan showing the current easement. S. Dillis provided some pages of a recorded deed and a 12/04/95 ANR Plan showing an existing Right of Way, and stated he would send the full copy to the Planning Office the next morning.

S. Dillis also stated that the architectural firm was working on a revised plan that will show the location of a storage locker within the building, as requested by the Board during the public hearing.

With no further issues, N. Thalheimer motioned to approve the Site Plan Review Special Permit, as amended and conditioned. C. Nocella seconded and a roll call vote was taken as follows: P. Tomasetti – aye; L. McNally – aye; C. Nocella – aye; N. Thalheimer – aye; and J. Peduzzi – aye. With unanimous approval, the Decision was endorsed by the Board.