



Office of
ZONING BOARD OF APPEALS
272 Main Street
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William Cadogan, *Chair*
Darlene Sodano, *Vice-Chair*

Anthony Genova, *Member*
Craig Stevens, *Member*

Kelly Chambers, *Member*
John Giunta, *Associate member*

MEETING MINUTES
December 17, 2014 at 7:00 p.m.
Selectmen's Chambers

1.0 Preliminaries

- 1.1 Call the meeting to order:** Chairman Cadogan opened the meeting at 7:06pm.
- 1.2 Roll Call:** Present were members Bill Cadogan (BC), Darlene Sodano (DS), Tony Genova (TG), and Craig Stevens (CS). Absent was member Kelly Chambers and Associate member John Giunta. Also present was Administrative Assistant Karen Chapman.
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting:** none.
- 1.4 Review & approve minutes: 10/29/14:** DS moved to approve the minutes of 10/29/2014 as written. CS seconded with all in favor.

2.0 Hearings/Appointments/Work Sessions:

- 2.1 7:00pm: Public Hearing –NMRSD – 19 Main Street – Special Permit under Zoning Bylaw §§145-40, 145-46 and 145-65. Request for construction of new high school under Aquifer Protection District and Earth Removal.**

BC opened the public hearing at 7:08pm. Present for the applicant were Erin Prestileo (EP), Peter Collins (PC) and Alex Pitkin (AP) of SMMA, John Hart of HEERA, Superintendent Joan Landers (JL), and Sue Lisio of the Building Committee. BC read the legal notice.

PC gave a summary of the project timeline: design is 60% completed and we would like to release the bid documents in March with an award in May and groundbreaking in June. EP gave a brief presentation of the project in regards to the Aquifer Protection District and Earth Excavation, with emphasis on existing conditions, geotechnical borings and test pits, architectural floor plans, architectural perspectives and proposed utilities. The application is in to the Board of Health for the septic system, with a waiver received from DEP so there is no requirement for a sewage treatment plant. The roof drains will convey stormwater to infiltrate in bioretention cells. BC asks why stormwater calculations are not for the 100-year storm? EP states it is not a subdivision, therefore we don't need to comply. There will be mostly sheet flow of stormwater into bioswales in the parking lot.

EP continues: there will be separation from students during construction as there will be only access from Rt. 119 for construction vehicles with school traffic entering the Proctor Road entrance and a temporary parking lot on the north side of the school. The science labs with chemical storage are on the 2nd floor and there are no floor drains in these areas. The Fire Department will review all of the school's procedures for chemical storage, use and disposal. For earth excavation, the area closest to groundwater is in the western field where it is at elevation 267 feet. DS asks how much material will be removed. EP: only earthwork to allow for the building and some shifting of material to regrade the site. BC states if they are just

moving dirt around the site they do not need a permit. Also, the Board would like to specify the number of loads of gravel and total amount of material that would be removed from the site to include in the permit. PC states the amount from the site may be $>7,000\text{yd}^3$.

TG: you need to have a permit for the lighting of the sign because of the horizontal nature of escaping lumens.

BC read mandatory referrals and reviewed the Building Commissioner's memo to the applicant. BC states the height of the building, according to the memo, is going to need a variance and this must be applied for as it is not in this current application. DS: to meet the height requirement for the building you would like to construct, you would need to dig down for the auditorium. AP: we do not want to go any deeper with the construction. JL asks what this means for the project. If the variance is not issued, the project would not go out to bid as is. BC: you can apply for a variance or an appeal or both. The Water Dept will be meeting with SMMA in the next two weeks regarding the issues brought up in their mandatory referral. The Fire Dept is requesting a hydrant on the south side of the building.

BC: in summary, we would like more detailed earth removal numbers about amount of material and the rate of removal. JH: we would most likely request the hours of 7am to 5pm and Saturday hours. BC: we only need hours of operation where truck traffic would be leaving the site with material which, according to the bylaw is 8am – 4:30pm on weekdays only. We also need more information about the maintenance chemicals and storage.

DS moved to continue the hearing to January 14, 2015 at 6:00pm. TG seconded with all in favor.

3.0 General Business:

- 3.1 Mandatory Referral from PB re: new high school construction:** Commented that the Board didn't like the 10-yr storm event calculation and would prefer the 100-yr event.
- 3.2 Mandatory Referral from PB re: amendments to PB rules & regulations regarding stormwater:** tabled.

4.0 Correspondence:

- 4.1 Site Plan Review Special Permit for CAM Engineering, Inc. – 8 Jeffs Street:** noted.
- 4.2 Site Plan Review Special Permit for BK & BK, LLC – 366 & 368 Main Street:** noted.

5.0 Schedule

Next meeting: January 14, 2015

- 6.0 Adjournment:** TG moved to adjourn at 8:55pm. CS seconded with all in favor.

Minutes taken and transcribed by Karen Chapman

All materials used during this meeting can be found in the street files of the Town Clerk or Zoning Board of Appeals.