

## NORTH BROOKFIELD PLANNING BOARD - April 26, 2017 Meeting Minutes

N. Brookfield Senior Center, 7:00 P.M. Meeting called to order by Chair King with members Grace and Walters present.

Motion to approve March 29, 2017 minutes, seconded, so voted unanimously.

120 Oakham Rd. (Giangrande property) was approved for additional in-law apartment which zoning bylaw terms an accessory apartment. Letter to be sent to Giangrandes and J. Couture, Bldg. Insp. conditioned on project meeting all setbacks and board of health approving septic system. Motion was made to approve the accessory apartment as proposed, seconded. So voted unanimously.

Discussion regarding surety bond format and whether bond dollar amount stated was sufficient. Bill was advised by Alan Gordon, Charlton town planner that due to many solar components, including support structures being recycled, bond amounts reflect this capability. Many of the projects in Charlton have bond amounts between \$25000 and \$45000. Motion was made to accept the format of the surety bond of \$30,030 for 52 West Brookfield Rd. project and the amount of \$29,072 for the 62 West Brookfield Rd. project. Bill to check effective dates for bonds. Motion was made and seconded, to accept the format of these two surety bonds, so voted unanimously.

Austin Turner and Andrew Comollo, Bohler Engineering presented preliminary plans for 2 Oakham Rd., Dollar General(DG) project. Feedback was offered by PB members to move project further away from Oakham Rd. This is a substantial store size for this location (7500SF). Retaining walls, traffic, parking, site lines, aesthetic façade/building street side, signage, drainage, etc. were discussed. Hearing will be May 17, 7:15PM.

The DG project has been designed to be compliant with “by right” application. There is a substantial amount of landscaping, the grade-break is 7-8’, north to south. Austin asked for suggestions PB may have. PB asks how school is going to be shielded – according to plans there will be an 8’ wall/fence incorporated. A vertical, natural wood fence is proposed. Bill asked if corporate signage could be modified? PB would like something that is appealing to the area, softening the appearance. Austin explained why store is not placed at the southeast corner of lot. It is due to topography and delivery access. Customarily the store would receive DG delivery weekly plus other suppliers. Traffic movements and parking will be presented during the hearing. A town traffic/safety committee response has been requested.

Landscaping will occur along Oakham Rd. They will check with architect to discuss building/sign modifications. A gable roof at the entrance would be more appealing to the residential area. Stone veneer in the front with concrete wainscoting was mentioned by Andrew.

Trip generation for this store was provided by Mass DOT. A vehicle coming in is a trip and counts as another trip coming out giving 100 trips per day during the peak hours. Jim would be very interested to see what town safety committee feels about this project. Austin has provided the safety committee the packet and he has received no feedback. This location is selected by corporate marketing, the mathematics for this choice of location was not provided to Austin for this presentation. This site

involves two lots. Bill assumes that they will be combined, two deeds becoming one before a building permit can be issued. Public Hearing is set for May 17, 2017.

John Tripp has looked up information regarding open space and natural resource preservation in North Brookfield. He spoke against the four preliminary municipal solar projects. He feels Brickyard Rd. should become town forest. Solar proposed at the school location is wet woodland. Protected town land should not be developed for solar. He is concerned about losing our woodland and natural beauty in the town. There are other places they can go, town building roofs, school parking lot and town landfill.

John inquired about a petition opposing these municipal solar projects. He was referred to the Town Clerk. The petition would make people more aware of the town proposal. John was directed to the BOS for further discussion of this matter.

Bill discussed an email from BOS Adm. Asst. regarding sharing a CMRPC planner on a part time basis via the Community Compact Cabinet program. He researched the experience of Rutland/Barre in 2016. The town of Barre said an equivalent of \$20,000 was been spent between the two towns and for Barre, there were no completed projects and no funding to continue the work after the contract period. We decided to not participate.

Possible zoning bylaw amendments were enumerated by Bill. Even though we missed the spring town meeting deadline, we could try for the June special town meeting or the fall town meeting. Possible amendments include stating a time certain that a decommissioning plan and surety bond for solar projects shall be submitted to PB for approval at least 90 days prior to project being connected to the power grid. A change could be made in the setback from the street for those that are visible, i.e. increase the 100 foot setback. Another change could be that the 20% coverage ratio may be increased if solar project is not visible from the street.

At present there are no setback requirements in the business central district. Mary questioned why the zoning map does not have all the BC districts as part of the downtown overlay district. Bill has checked with CMRPC and the governing map is dated Nov. 21, 2008. The overlay district ends at Grove St./North Main St. intersection. It does not extend to the Oakham Rd./North Main St. intersection. Potential zoning changes will be discussed at the May meeting.

Motion to adjourn, seconded, and so voted. May 17, 2017 is PB next scheduled meeting.

Submitted by Kim George-Kort, Clerk