

NORTH BROOKFIELD PLANNING BOARD May 17, 2017 Minutes

N. Brookfield Senior Center, Forest St. Members present: Jason Spangenberg, Dane Falardeau, William King, John Tripp (One vacancy exists.)

Meeting was called to order at 7PM by Chair King. The minutes for the April 26, 2017 PB meeting were not able to be approved as there was not a returning member majority at this meeting.

Atty. Meilus' office had plot plan for Roberta Hatch, 34 Brooks Pond Rd./34 Brooks Way. Application for endorsement of plan, subdivision approval not required. Plan drafted by Norman Hill, Land Planning, Inc. The land being surveyed and transferred to an abutter was not a buildable lot. The 789 SF is to be combined with the adjacent lot to cure a septic system encroachment. Following Board review of the proposed 789SF of land, a motion was made, followed by a second to approve plan, so voted unanimously.

At 7:15PM, it was moved and seconded to recess Board meeting and convene public hearing, so voted unanimously.

Public hearing was called to order at 7:15PM by Chair King and the hearing notice was read. Bohler Engineering representative, Austin Turner explained building proposal for 7500SF commercial retail establishment on behalf of Lisciotti Development. To address nature of merchandise sold by Dollar General the store is like CVS/Walgreens, without a pharmacy. Parking is to be located to the side of this facility providing twenty six parking spaces. Store hours are 8:00AM to 10:00PM, seven days per week. Major delivery truck will arrive once a week during off peak business hours. Other suppliers for bread, beverages, etc. use conventional trucks.

Storm drainage will use an underground infiltration system to a small retention basin. They propose an eight foot screen wood fence along New School Dr. with Arborvitae trees, as the building's roof will be visible.

An architect is being used to work with grades, making adjustments to the building and retaining walls. The site is designed with pole mounted lights providing minimal lighting which will be screened and shielded directing light inward to the property and ground mounted signage. Fixtures are shielded to a zero percent cutoff providing a halo effect forward and down. Site lighting is on during operation hours and one light per side of the building at night for security purposes. Bohler Engineering has provided a traffic assessment and Town Safety Committee has provided feedback regarding concerns brought by PB regarding access located adjacent to Second Chance Animal Shelter. Copy was provided to Austin. According to the Safety Committee the blueprints for the proposed site do not appear to be a safety concern at this time.

Regarding discussion last meeting as to how this building appears to residents along Oakham Rd. was addressed. Exterior building material being used is a cement base product to look like wood clapboard. Architectural features including simulated side and front windows will provide aesthetic appeal to soften the commercial box look. Building is eighty five feet square.

Question regarding abutter, the Masonic Lodge property- if lot line was changed and moved to south, would this allow building to be moved further south on lot? Austin will contact the developer to check on this. Bill K. has approached the Masons and they would be open to discuss a land swap.

Another concern was brought up regarding school age children, Oakham Rd. crossing and traffic in and out of the store. There is no sidewalk on north side of Oakham Rd. Access point to site is important to provide appropriate movement for a four-way intersection. There would be no ability to incorporate customer parking if the entrance to the building faced Oakham Rd. A pedestrian walkway is being provided to the store off Oakham Rd. The check for peer review engineer was submitted.

Gary Bush, 87 West Brookfield Rd. asked if the PB has considered traffic control. The report of the Safety Committee, submitted by Mark Smith, Police Chief, was read addressing this. He states that the plans do not appear to be a safety concern. Our bylaw does not address distance of a retail building to a school. Mr. Bush was concerned with this establishment being a gathering place.

Luis Santos, 3 Oakham Rd., was concerned with the school driveway, especially trying to pull out during snow season. Mr. Santos and others have children that live on Oakham Rd./New Braintree Rd. and they cross Oakham Rd. to New School Dr. Austin is open to doing a low ground cover planting to provide for line of sight, as well as cutting existing trees.

Joseph Pryzpek, 5 Oakham Rd., was concerned with traffic taking a ninety degree angle to get on Rte. 148 and having to slow down where a truck is making a jackknife turn. There are also five blind driveways in the area as well. This is a busy area during school drop off and pick up.

John Couture commended Austin for a very well thought out plan. The other issue is ground water elevation. State DOT will not let project tie directly into road catch basin, do to age of drainage system. A geo-technician has drilled test borings to assess soil permeability.

John suggested that it would be good for snow storage to do a land swap with Masons. Resident was concerned with sustainability of the business given their nearby Brookfield store even though it is beneficial to the town. Dollar General has gone through their own internal assessment of viability of the store. It is difficult to see exact boundaries of the lot and where building will be sited. Austin will have someone stake the lot boundaries and a Saturday morning site walk will be scheduled before our next meeting. Bill will contact Austin when a date is known.

Motion was made to recess the public hearing at 8:15PM and continue it on June 21 at 7:15PM, seconded and voted unanimously. A field walk will be made by board members and Bohler Engineering. A plan review letter needs to be received from JH Engineering, the board's consultant. The regular PB was then reconvened by unanimous vote.

The decommissioning plans and surety bonds for 52 and 62 West Brookfield Rd. solar projects were reviewed. Bill discussed clause in surety bond that was not protecting the town if the annually renewable bond was not renewed. The solar project owner/guarantor, 38 Degrees North, LLC provided an additional agreement for our approval and signature. It states that they will cause a replacement bond to be issued, or post collateral or post an irrevocable letter of credit if bond fails to be renewed. The Guarantor agrees to reimburse the Town for any costs reasonably incurred for enforcement. It was moved, seconded and voted to accept this amending agreement clarifying the surety bond language.

Roger Davis described in more detail, his opposition to the proposed Town solar projects, particularly Bell Hill, water department property. He provided a letter regarding trees and their use of water and protection from runoff. He provided photographs of the town wetlands near his residence. Dennis Kelly questioned whether clear cutting trees for solar projects was actually a wise use of town land.

It is unknown whether the municipal solar projects will move forward. The water department land on Oakham Rd. is now off the table given its MGL, c. 97 status. The economics of solar has changed over the years and SREC Phase II is in effect until January 1, 2018. The cost/benefit to the town has not been recently made public. Citizens For Sensible Solar, local group are gathering signatures in opposition to

the Board of Selectman/Melink solar proposal. The PB has had no new information on this proposal since 2016.

Bill mentioned that the board needs to think about a nominee for our fifth member. We expect to vote and send a nominee to the BOS at our June meeting. We also need to vote on a delegate and alternate to the CMRPC. They meet quarterly in Worcester and we receive LTA hours from our participation.

We signed invoices for payment regarding our hearing advertisement. Bill stated that he contacted East Brookfield Town Clerk to receive their town meeting article regarding moratorium for recreational marijuana sales. Other possible zoning amendments were also mentioned including 1) having solar decommissioning plans and surety bonds being provided to PB prior to power grid connection of project, 2) reduction of 100 foot setback for solar, if project cannot be seen from road or abutter, 3) increasing 100 foot setback for solar, if project can be seen from road or abutter and 4) consider setbacks for BC District. Members will contact abutting towns to receive solar bylaws for discussion at June meeting.

Moved, seconded and voted to adjourn at 9:25PM.

Minutes are three pages total.

Kim George-Kort, Clerk