

1 Planning Board
2 February 8, 2024
3 Public Meeting
4 7:30pm
5

6 Members present: Chip Current, Barry Hantman, Joe Hester, Leo Traverse, Chris Smith
7

8 Others Present: Gail Turilli, Jim Seaver
9

10 The minutes from the January 25, 2024 were reviewed with no comments from the Board. Barry
11 **made** and Leo 2nd **a motion to accept the minutes as written.** All in favor, **motion carries.**
12

13 **29 Olde Road Waiver Discussion:**
14

15 Leo recuses himself as he is an abutter. Chip mentioned that the requested waivers will be
16 discussed tonight as it would make more work for the engineer if any were denied. He also
17 states that the Board will need a request for a continuance in writing.
18

19 **Requested Waivers:**
20

- 21 1. Section 21.E – Driveways (two-way) shall be no wider than 36’; one-way driveways
22 shall not exceed 18’ in width. The maximum grade of a commercial driveway shall
23 not exceed 5% and shall maintain a negative grade until it is beyond the ditch line.
24 Driveway intersecting with public streets shall be equipped with striping and signage
25 consistent with recommendations contained in A Manual on Uniform Traffic Control
26 Devices (MUTCD).

27 Mr. Cronin is asking for an 11% grade from the first retention pond to the road up to
28 150 ft. Chris asked about traffic. Mr. Cronin stated the site is not open to the public
29 and it will just be construction equipment, dump trucks, etc. entering and exiting the
30 site. There are 5 criteria that need to be met for each waiver requested and are as
31 follows:

- 32 a. Granting the waiver shall not be detrimental to the public health, safety or
33 general welfare;
34 b. Granting of the waiver shall not, in the opinion of the Board, be injurious to
35 other parties;
36 c. Granting of the waiver shall not have the effect of nullifying the intent and
37 purpose of this chapter; and
38 d. Strict compliance with the regulations would cause a hardship to the applicant
39 solely because of the unique physical characteristics of the site (financial
40 hardship shall not be considered); or
41 e. The Board determines that granting the waiver would result in substantial
42 public benefit.

43 The Board is in agreement that all criteria have been met for this waiver. Barry **made a motion**
44 to grant the waiver for section 21.E from a 5% grade to an 11% grade from the first retention
45 pond toward Olde Road up to 150 ft. The motion was seconded by Chris. All in favor, **motion**
46 **carries. Waiver granted on 2/8/2024.**

47 2. Section 22.A – Parking. Off-street parking spaces shall be provided in accordance
 48 with these specifications for any change of use, new use, or expansion of use. In no
 49 case shall on-street parking be credited for any site because its availability is subject
 50 to change over time base on the public need to use the right-of-way for other,
 51 possibly, conflicting uses. Number of spaces. Each site shall provide at least the
 52 minimum number of parking spaces rounded up to the nearest integer. 10 parking
 53 spaces are required for this use.

54

55 Mr. Cronin is asking for 8 spaces. There are 5 employees including himself. Barry mentioned
 56 that all waivers need to be noted on the plan and asked that it be added to the list of items that
 57 need to be met. Chip stated that all the waiver notes need to state is that the waiver was granted,
 58 section, and date granted. The Board is in agreement that all criteria have been met for this
 59 waiver. Barry **made a motion** to grant the waiver for section 22.A to allow for 8 parking spaces.
 60 The motion was seconded by Chris. All in favor, **motion carries. Waiver granted on**
 61 **2/8/2024.**

62

63 3. Section 23.C – Parking Lot Design. Parking Space Dimensions. Handicapped
 64 accessible parking spaces and dimensions shall be in compliance with ADA
 65 regulations.

66 Mr. Cronin stated that there are no handicapped parking spaces proposed. Chip asked to have
 67 one of the eight parking spaces be handicapped as the building has to be ADA compliant
 68 regardless. He also suggests not request a waiver and just make one space to allow for a
 69 wheelchair lift on the passenger side. Mr. Cronin decided to withdraw this waiver request.

70

71 4. Section 27 – Lighting Plan. All non-residential and multi-family residential site
 72 plans presented to the Planning Board for approval shall include a lighting plan,
 73 which provides for a method and level of lighting appropriate for the purposed use of
 74 uses as determined by the Planning Board. All such lighting plan shall, at a
 75 minimum, identify the location, number, height, type and intensity of all exterior
 76 lighting fixtures to be installed. An illumination design shall be included.

77

78 Unless otherwise approved by the Planning Board, all pole mounted lighting fixtures
 79 shall be fed electricity by the use of underground electrical lines installed in
 80 accordance with applicable electrical code.

81

82 Proposed exterior lighting fixtures shall provide for a level of illumination
 83 appropriate for the proposed use or uses. Illumination patterns proposed shall be at
 84 least the minimum required to insure an adequate level of lighting is provided for use,
 85 safety and security; a site, creating nuisance or glare at abutting properties, public
 86 street, and the neighborhood in general. All lighting plans shall be subject to review
 87 and approval by the Planning Board. No changes or modifications of approved
 88 lighting plans may be proposed without the specific approval of the Board

89

90 Illumination levels and placement of light sources will be shown. Said levels shall be
 91 consistent with the provisions of the Illumination Engineering Society's (IES)

92 Lighting Handbook and will present glare and spill over. IES 90 degree full cut-off
93 luminaries shall be required to reduce lighting impacts and night sky light pollution.

94
95 Indirect lighting shall be used on signs advertising goods or services offered on the
96 premises. Moving, fluttering, blinking, or flashing lights or signs are not permitted.

97
98
99 Chip stated that a lighting plan is required but, no plan has been provided. Mr. Cronin stated
100 that there will be two flood lights on the building shining down to the ground. Chip explained
101 that a lighting plan shown the illumination of the site, how many lumens are where, and the
102 lumen strength at ground level from the lighting proposed. He also stated that he would like to
103 see lighting over the doors. Barry mentioned that by providing a lighting plan, it also shows
104 where light isn't. The Board does not feel the criteria has been met for this waiver. Barry **made**
105 **a motion** to deny this waiver request. The motion was seconded by Chris. All in favor, **motion**
106 **carries. Waiver for Section 27 – Lighting Plan – is denied on 2/8/2024.**

107
108 5. Section 30.A.5 – Landscaping/Vegetated Buffer. Every lot shall comply with the
109 following standards in order to : enhance site design, enhance privacy, separate,
110 screen and shield potentially conflicting land uses or abutters from undue impact;
111 reserve a portion of the lot to remain undeveloped, permeable, and vegetated;
112 control excessive storm water runoff; prevent soil erosion and pollution of water
113 bodies; reduce heat, glare, and dust; not detract from the Town's aesthetic qualities;
114 and help integrate the built environment with the natural environment. Buffer
115 Areas. Every lot shall reserve a buffer area along and within its perimeter
116 boundaries. A buffer of at least 50 ft shall be required for portions of the
117 development abutting existing residential property.

118 Chip noted that the building doesn't abut residential lots and to maybe waive for the front of
119 the site. Barry suggested, from retention pond one to Olde Road, that the existing vegetation is
120 not to be disturbed along the driveway. The Board feels the criteria has been met for this
121 waiver request. Barry **made a motion** to grant the waiver for Section 30.A.5. The motion was
122 seconded by Chris. All in favor, **motion carries. Waiver for Section 30.A.5 –**
123 **Landscaping/Vegetated Buffer granted on 2/8/2024.**

124
125 6. Section 30.C.1 – Landscape Treatment/Planting of Trees. Trees, either newly
126 planted or existing on the lot, shall be provided at the rate of one tree per 500
127 square feet of disturbed area, provided that, in the case of an expansion of an
128 existing site, credit for existing trees shall be granted only for trees which the
129 applicant demonstrates are in excess of the requirements for the existing site under
130 this chapter.

131 Mr. Cronin stated that he is surrounded by woods and doesn't feel the need to plant more
132 along the treeline. There is under 100,000 square feet of disturbance, the main concern is
133 erosion control. Chip mentions that Mr. Cronin could get credit for possibly 150 existing trees,
134 but needs 200 and will need to prove to the Board how many trees are existing on site. Mr.
135 Cronin then decides to withdraw this waiver request. **Waiver withdrawn on 2/8/2024,**

136
137 Notes will be needed on the plan stating which waivers were granted on 2/8/2024. A written
138 request for a continuance until April 11, 2024 was received from Mr. Cronin. Barry **made a**
139 **motion to continue this Site Plan Review until April 11, 2024.** Joe seconded the motion. All in
140 favor, **motion carries.**

141
142 Leo joins the Board back at the table. Jim Seaver states he is here tonight to discuss Emily Lane
143 and the Mailbox issue. He states he has spoken with the Postmaster and was told that he
144 wants Mail Kiosks for that development. Chip mentioned to have Mr. Jalbert speak with Jim
145 before moving the mail kiosk in the cul-de-sac as that is where it needs to be. There was some
146 discussion about changing the subdivision regulations, having easements be required, section
147 V.k – mailbox post installation – need to change anything over 2 lots. Chip noted that he needs
148 to speak with the postmaster regarding this issue and also mentions a possible zoning change
149 exempting mail kiosks. Jim stated he will do some research as well and get back to the Board.
150 Jim also mentions the Doe Run Subdivision, where aprons were put in but, the driveways were
151 not paved. There has to be an apron for a driveway but not leave a dirt road. There are still two
152 lots being worked on and the town has already accepted the road. A suggestion was made to
153 not accept roads until the development is complete.

154
155 Barry **made** and Joe 2nd a **motion to adjourn.** All in favor, **motion carries. Meeting adjourned**
156 **at 8:50pm**

157
158 **Agenda for next meeting:**

- 159
160 1. Wellinghall Farm Continuance
161 2. Eversource, Preliminary Discussion for upcoming 2024 projects

162
163
164 Respectfully,
165
166 Gail Turilli