

Planning Board Meeting Minutes

July 1, 2014

MEMBERS PRESENT: Debra Friedman, Sharon Nist, David Wright, Adam Menard

ASSOCIATE MEMBERS: Kathleen Wilson

MEMBERS ABSENT: Jason Grimshaw

IN ATTENDANCE: Michelle Buck, Town Planner

MEETING DATE: July 1, 2014

MEETING TIME: 7:00PM

AGENDA:

7:00PM Board Reorganization & Appointment of Associate Member

7:10PM Public Application

ANR Plan, Green Street

7:20PM Approval of Minutes

May 13, 2014

7:30PM Public Application Cont:

Site Plan Review Continued; Central Mass Crane

8:00PM Town Planner Report/General Board Discussion

A. Open Space Plan Update

B. Subdivision Regulations Amendments

C. Pondview Subdivision

D. Miscellaneous Project Updates

Ms. Friedman called the meeting to order at 7:00PM

Board Reorganization & Appointment of Associate Member

Board Reorganization

MOTION: Ms. Nist moved to nominate Jason Grimshaw as Chairman

SECONDED: Mr. Menard – Discussion: None

VOTE: All in Favor

MOTION: Ms. Nist moved to nominate Debra Friedman as Vice-Chairman

SECONDED: Mr. Menard – Discussion: None

VOTE: All in Favor

Appointment of Associate Member

MOTION: Mr. Wright moved to nominate Kathleen Wilson as Associate Member to the Planning Board

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Public Application

ANR Plan, Green Street

The plan shows 4 building lots and remaining land. All the lots have the required frontage and all the property is owned by the Gursky family.

MOTION: Ms. Nist moved to approve the ANR Plan for Green Street

SECONDED: Mr Wright – Discussion: None

VOTE: All in Favor

Approval of Minutes

May 13, 2014

MOTION: Ms. Nist moved to approve the minutes of May 13, 2014

SECONDED: Mr. Wright – Discussion: Ms. Nist noted an error in the bottom footnote having the wrong meeting date.

MOTION: Mr. Wright move to re-approve the minutes with the modifications as noted, changing December 3, 2013 to May 13, 2014 in the bottom footnote.

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Public Application Cont:

Site Plan Review Continued; Central Mass Crane

Ms. Buck presented the applicants' recently submitted lighting plan and a revised grading plan.

Ms. Shelley Hammond, JH Engineering reviewed the changes made. Ms. Hammond said a number of revisions were made based on Carl Hultgren of Quinn Engineering's review.

They revised the width and the depth of the swale to provide the required water quality volume.

Ms. Friedman asked if the revised swale was the rain garden. Ms. Hammond said yes, first, they are providing a wider and deeper grass swale with stone check dams. Second, the supplemental grade to the garden and the sizing to one of the stormceptora were changed to a smaller model. The final concern was regarding the tabular results from post-development runoff and that has been updated.

Ms. Buck noted written confirmation was received from the Oxford/Rochdale Sewer District and photographs were submitted showing the existing facility on Route 56. After the first meeting, the applicant was asked to identify where the zone districts splits across the street to the south. Even though the area looked like they would be outside of the buffers, it turns out there was one parking space within the buffer [from a residential district]. The applicant requested a waiver reducing the landscape buffer abutting a residential district from 100 to 50 feet, but a corner of one parking space ended up being within the 50 feet. The applicant is proposing to relocate that parking spot. Ms. Hammond agreed.

Mr. Wright suggested providing a striped walkway, so people can cross the lot safely.

Ms. Nist agreed and suggested putting the handicapped spot adjacent to the building might make it easier. Ms. Hammond agreed to look into it.

Ms. Buck reviewed the Draft Order of Conditions included in the Board's meeting packet, noting changes made.

Waivers reviewed:

Mr. Wrights asked why the waiver from 50 to 20 feet was needed.

Ms. Buck explained the property was in multiple districts and was on a corner lot and that each district had different buffer requirements. When a commercial use abuts a residential use, there's a 50 foot buffer. When a commercial district abuts a residential district, there's a 100 foot buffer, therefore both apply.

Mr. Wright asked if this project was all set with Conservation. Ms. Buck said not yet, they are still waiting for a replication bond to be submitted. The Conservation Commission conditionally voted approval on this upon receiving the Bond and the final Order has not been officially issued.

Ms. Buck asked how the Board wanted to handle the striping of the walkway for the handicapped spot. Ms. Friedman felt that would be dependent upon whether or not the handicapped parking spot was moved. Mr. Wright agreed, because if the handicapped spot was changed to be adjacent to the building, the striping would go there instead.

At this point, the Board agreed on specific conditions being added to the Decision.

Project-Specific Conditions:

11. The Applicant shall provide a key lock box to the satisfaction of local emergency services.

12. The applicant shall relocate parking space #1 so that it is located outside of the required 50 foot buffer from the R1 zoning District. If the handicapped parking space remains in its current location on the plan, the Applicant shall provide a striped crosswalk from the parking space to the entrance of the building.

13. The Applicant shall submit the following within thirty (30) days of this Decision:

- two (2) full-size, one (1) 11" x 17", and a .pdf version of the complete set of final plans showing the parking change referenced in condition #12 above, as well as the revised grading plan (sheet 6 of 9)
- a .pdf copy of the final, complete Stormwater Hydrology Report

Hearing no further discussion, Ms. Friedman asked for a vote on the waiver requests.

MOTION: Mr. Menard moved to approve the waivers requested, 1) to reduce the required landscape buffer from 50 to 20 feet between non-residential and residential uses; and 2) To reduce the required landscape buffer from 100 to 50 feet where the HB2 district abuts the Residential 1 and Residential 2 Districts.

Also:

3) To allow the Locus Plan to be provided at a scale of 1" = 200' and

4) To waive the requirement to provide groundwater recharge that mimics predevelopment conditions

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

Ms. Friedman asked for a motion to approve the Site Plan Review.

MOTION: Mr. Wright moved to approve the Site Plan Review & Stormwater Permit for Central Mass Crane at 112 Huntoon Memorial Highway, Rochdale, MA with the conditions as discussed at meeting.

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Town Planner Report

A. Open Space Plan Update

There was discussion at the last Open Space Meeting regarding changing the membership of the Committee. The suggestion was having a 3 member Board with numerous alternates. Also, scheduling the meetings at the same time as a Planning Board Meeting or a Conservation Commission Meeting and making all the Planning or Conservation members alternates. Ms. Friedman felt that may be the way to go, because of the quorum issues. Ms. Buck said due to scheduling conflicts and the need to reorganize the Committee, the next meeting will not be until September.

Ms. Buck asked the Board's preference, placing an Open Space Meeting on the Planning Board's Agenda or placing it on a Conservation Commission's Agenda. Ms. Friedman felt if the Planning Board members were to become Alternate Members it would be easier placing it on the Planning Agenda. All agreed.

B. Subdivision Regulations Amendments

Discussion tabled to next meeting

C. Pondview Subdivision

Ms. Buck contacted the Architectural Access Board and the 36 inch allowance for obstructions is to allow for things like sign posts and telephone poles in a sidewalk that is otherwise 48 inches in width; it does not allow for the situation at Pondview [retaining wall encroaching on sidewalk]. The developer was notified by email that he will have to request a variance from the Architectural Access Board. A response has not yet been received. Ms. Friedman suggested sending a letter by Certified Mail, return receipt requested, to the developer.

Ms. Buck noted the street trees will likely be planted soon; she is waiting to here back on the proposed types of trees.

D. Miscellaneous Projects Updates

- There is a second Technical Assistance Grants awarded from Central Mass Regional Planning to do a study of the Downtown area. The process will probably go to November and they plan to have a public meeting at a Planning Board Meeting in October.
- There have been some changes to State Law regarding Animal Control. Ms. Buck attended a meeting regarding the changes in the State Law and the Town will need to amend the General Bylaw that was just amended, as well as possibly the Zoning Bylaw, to reflect the State changes. Mr. Wright asked what those changes were. Ms. Buck explained a lot of the changes were adding more detail in the General Bylaw side of it. For example, the way the State defines a nuisance dog versus a dangerous dog, with specific definitions and it restricts the ability of any Towns to have specific breeds defined as nuisance dogs.
- Ms. Buck received a call from The Division of Wildlife and Fishery regarding a citizen's complaint about dead fish at Rochdale Pond. The owner has been lowering the water at the dam. Ms. Buck left a message for the owner to call the office.

Ms. Nist asked if anything has been heard regarding the property development across from Walmart. Ms. Buck said nothing has been heard and thought their permit will be lapsing soon. Ms. Friedman suggested sending a letter to the developer reminding them that their permit was close to expiring.

Mr. Wright asked if anything has been heard regarding Parker Street litigation. Ms. Buck said to date she had not heard anything from Town Counsel or the Town Administrator.

Ms. Friedman asked for any further comment or concerns; hearing none, asked for a motion.

MOTION: Mr. Wright moved to adjourn meeting.

SECONDED: Ms. Nist –Discussion: None

VOTE: All in Favor

Meeting adjourned at 8PM

Respectfully submitted:

Barbara Knox

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Documents included in mailing packet:

- Memo to Board from Michelle Buck dated June 20, 2014
- Meeting Agenda
- Draft Site Plan Approval & Stormwater Permit Order of Conditions for Central Mass Crane
- Planning Board Minutes of May 13, 2014

Documents submitted at meeting:

- Revised page 5 of Draft Decision for Central Mass Crane
- Photographs of Central mass Crane's existing facility on Route 56
- Worcester District Registry of Deeds signature page