

PLANNING BOARD
MEETING MINUTES

February 11
Senior Center

7:00PM

Members Present: John Michalak, Scott Carlson, Otto Lies, Michael Krikonis, Nancy Kielinen

Members Not Present: Robert Ricker

Staff Present: Pam Harding, Director of Planning; John Woodsmall, DPW Director (7:30 p.m.)

Others Present: Jim Parker, Jean Siequert, Margaret Daley, Thomas Larson, Tom Donahue, Linda Donahue, George Kiritsy,

110 Industrial Drive-Seven Saws Brewery – Frank McPartlan Reviewed

All staff comments in a memo from Ducharme and Dillis addressed to the Planning Board dated January 28, 2020, were reviewed, Copy attached.

S. Carlson asked how the signs would be lit, Paul Mulroy, Applicant, stated the signs would be externally lit. F. McPartlan, Engineer informed the Board that DCR is under final review and are expecting a decision within a week. A copy of the SWPPP will be provided. P. Harding informed the Board Town Staff had reviewed the revised plans and only had a few minor comments that were incorporated into the suggested draft of conditions related to the addition of a manhole and a gate box.

J. Michalak made a motion to close the hearing, M. Krikonis seconded the motion. J. Michalak . made a motion to approve the Site Plan Special Permit Application for Seven Saws Brewery located at 110 Industrial Drive in Accordance with the following plans and documents:

- Plans entitled Special Permit Plan – 7 Saws Brewing – Industrial Drive prepared by Ducharme and Dillis Civil Design Group with the latest revision dated February 4, 2020
- Long-Term Pollution Prevent Plan Prepared for 7 Saws Brewery, 110 Industrial Drive Prepared by Ducharme & Dillis with a date of November 4, 2019
- Stormwater Report for 7 Saws Brewery 110 Industrial Drive Prepared By Ducharme & Dillis with a date of October 25, 2019 with revisions through February 4, 2020
- Stormwater Operation and Maintenance Manual for 7 Saws Brewery prepared by Ducharme & Dillis with a date of November 4, with revisions through February 4, 2020

This decision incorporate the following conditions of approval;

1. No Parking is permitted along the shared driveway.
2. A copy of the recorded easement for the common driveway and utilities must be provided to the Department of Planning prior to the start of construction.
3. Copies of all inspection reports required in the stormwater operation and maintenance manual must be provided to the Planning and DPW Engineering on an annual basis.
4. Food trucks must utilize the designated area and cannot block the emergency access driveway located south of the building.
5. Any dewatering must be approved by the Conservation Agent prior to commencement.
6. All proposed plantings must be non-host species of the Asian long-horned beetle, Red Maples must be replaced with an alternative non-host species of the same size.
7. Additional erosion controls may be required during the construction process as found necessary by Town staff.

8. Details of the rear gate and lock must be approved by the Fire Department.
9. The final hydrant location interior to the site must be approved by the Fire Department prior to the start of construction.
10. The elevation discrepancy at CB-04 for underground system a on Sheets C6.3 and C4.2 must be corrected to the satisfaction of DPW Engineering
11. A manhole must be added to connect pipes SD7 and SD-08
12. Integrate the inspections ports for each underground infiltration area in the Stormwater Operation and Maintenance Manual and inspection log.
13. A gate box must be added to the curb stop for the two inch water connection to protect it from vehicular traffic
14. A revised set of plans incorporating all revisions required in this decision must be submitted prior to the start of construction. Plans shall be submitted in the following format: One set of 24x36" set of plans 2 sets of 11x17 sets of plans and a final pdf of all documents.

The motion was seconded by M. Krikonis, all were in favor 5-0, the project was unanimously approved.

Public Hearing Special Permit- Village at Westminster Place J. Michalak moved to approve the applicants request to continue the public hearing to March 11, 2020 with an extension of time for filing of the decision with the Town Clerk until March 25, 2020. M. Krikonis seconded the motion, all were in favor 6-0

Greenwood Estates Amendment to the Approval of a Definitive Subdivision G. Kiritsy represented the applicant who requested building permits for model homes, he presented an example of a former Covenants for model homes utilized in Morningside Estates Subdivision. The Applicant is asking for model homes with no occupancy permits prior to the availability of water and sewer services. S. Carlson stated Morningside got permits. John Woodsmall, to get a building permit you need a water sewer permit, and the gravel base to the roadway could get ruined, it would be difficult. G. Kiritsy stated that this has been common practice in the past. J. Woodsmall says this is different because we immediately need access to the pump station, which makes this different than other subdivisions. G. Kiritsy stated that the model homes will not be hooked up to utilities, the applicant wants the permits done prior to the pump station being turned on.

M. Krikonis while construction of model homes is going on the roadway could be damaged prior to pavement. C. Blair almost finished with utilities wants four permits to show the four types of homes he is marketing. S. Carlson stated there is no such thing as a model permit he is trying to circumvent the system. G. Kiritsy stated it is done in many locations. John Woodsmall stated the bottleneck on Main Street and Boyden Road needs to be repaired before building permits can be issued, that is a condition of approval. G. Kiritsy stated it is his applicants risk only by pulling a model permit. S. Carlson is concerned because then they have a distraught family before the Board asking for exceptions to the rules, as has happened in the past. C. Blair stated that he did not know the building permits were restricted to the bottle neck improvements until the day the subdivision was approved. He was asked what 4 lots he was seeking building permits for, C. Blair pointed to two lots by the crossing off Union and two lots off Stephanie Drive, which is interior to the middle of the subdivision. O. Lies stated he should go to the building commissioner.

J. Michalak is concerned about the access, he thinks it creates an unsafe situation especially without pavement. J. Woodsmall the permit for the MassDOT was not made until late October and he has resulted in this process occurring. S. Carlson asked if he could have completed the Boyden Road portion prior to the season. C. Blair stated he could have but MassHighway issued conditions the work be done at night and he couldn't get the pavement.

M. Krikonis stated he would be more amenable to lots towards the top of Union Street. J. Michalak stated the Building Commissioner and public safety would need to be amenable. J. Woodsmall wanted to know where the water to build the house would come from for plastering etc. C. Blair stated that they bring water onto the site with tanks.

Clea Blair states that it has always been done. Condition #5 C. Blair went through the amendments, submitted an electronic plan he asked C. Blair stated they are reviewing things that have been looked at and approved already. S. Carlson the engineers are there to protect the Town. S. Carlson is at the mercy of the Town to tell them what is correct, these are Engineering issues and he does not feel comfortable making decisions about slopes etc. G. Kiritsy, stated Weston and Sampson wasn't agreed to his applicant has just been paying all of the fees for three engineers reviewing the same thing. And that is not how condition 76 reads. He stated the town agreed to Moroni as the structural engineer.

J. Woodsmall would like to bring a few facts to the discussion. When a subdivision is presented the design is approved assuming generalities, after this during the construction process then shop drawings are provided, i.e. gate boxes are American made model x etc.. This is done for everything, all subdivisions over the last nine years. Through the review process of the shop drawings there were a number of items identified by Graves Engineering, during the submittal process a number of deficiencies were submitted and it has to get sent back and another review is required, resulting in extra time for all involved. J. Woodsmall shop drawing submittal is required for everything and this is standard practice. The Applicant proceeded with construction going on with Grave's, all agreed to about an hour and a half a day when work is going on and Graves must see all utility installation before backfill. J. Woodsmall for the pump station, this is a specialized piece of information that require special review by Weston and Sampson on behalf of the Town, the fine details/design is often not done during the subdivision process so there is a recognition that these issues can be resolved after subdivision approval. J Woodsmall the answers haven't been provided to the third party peer review in a satisfactory manor, and the Developer responds he will not do anymore, the Town gets responses saying we will do it in the field, then the applicant calls the peer review consultant for directions on what to do. J. Woodsmall stated that he is not suppose to trust they will figure it out, that is not acting in the Town's best interest regarding infrastructure the Town is expected to accept. For the slopes you have to look at what is going on for construction of the slopes, which require soil boring and create designs for the slopes. The 3rd party review has identified concerns with the slope design, and additional information was requested and the Applicant has refused. The information is not being provided and now we have slopes that have not been approved or inspected and he proceeded with the slope construction. The Town does not have the technical expertise for the geotechnical and structural construction. He stated that is not how the Town's operates J. Woodsmall, this is the same situation in other subdivisions.

C. Blair through the planning process and subdivision design. C Blair stated he has never been put through this process in any other community, C. Blair stated that Whit Parker verified the soils were great and they asked for geo information and then he submitted calculations and they ask for more information, he stated it is a never ending review and an open check. Nowhere in this condition does it state that he is

subject to peer review all over again. J. Woodsmall annoys him. G. Kiritsy has written two letters to J. Woodsmall that have not been responded to.

J. Michalak made a motion to approve the applicant requested for a continuance to the March 11 meeting with an extension of time for filing with the Town Clerk until March 25, 2020.

J. Parker was introduced he was thinking of volunteering on the Planning Board and stated he found it all very interesting.

ZBA Recommendations no planning significance O. Lies made the motion M. Krikonis seconded the motion, all were in favor, 6-0. Motion to adjourn,