

Planning Board Meeting Minutes
March 23, 2022

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Don Clay, Bill Fontaine, Alycia Dzik

Staff Members: Planning Director Randy Benson, Administrative Assistant Jayne Garney

Chair Ross Lemansky called the meeting to order at 7:00 p.m.

7:00 p.m. Public Hearing-Athanas Zoning Map Change-Trolley Crossing Road-Village District (V) to Community Business (CB) (34A-C-1.9)

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated the proposed zone change is to allow a future Veterinarian Clinic.

Chair Ross Lemansky asked if the Board had any comments.

Member Bill Fontaine asked what is currently on the property. Engineer Pete Engle stated there is nothing currently on the property.

Member John Smith asked if the applicant was going to create an ANR for the property. Mr. Engle stated yes.

Chair asked if anyone from the public would like to speak.

Steve Koronis of 17 Old Worcester Road asked why they are only rezoning the one lot.

Chair Ross Lemansky stated it is the property owner's discretion.

Member Jean Vincent made a motion to close the public hearing. Member Don Clay seconded the motion. All members were in favor. Motion approved.

Member Don Clay made a motion to recommend approval of the Athanas zoning map change at Trolley Crossing Road from Village District to Community Business at the Annual May Town Meeting. Member Jean Vincent seconded the motion. All members were in favor. Motion approved.

7:20 P.M. Public Hearing-GAIR,LLC 508 Int. Site Plan Modification to increase the use on the property to year round and to allow activities on the property 24 hours a day, 7 days a week-219 Brookfield Road

Chair Ross Lemansky read the public hearing notice.

Mr. Russ Jennings was present for the discussion.

Mr. Jennings read a letter stating his reasons for requesting the site plan modification to increase the use on the 508 Base, LLC Property to year round and to allow activities on 24 hours a day, 7 days a week.

Chair Ross Lemansky stated the Planning Board has received several emails from abutters stating their concerns with this request.

Member Don Clay asked what the current hours of operation are. Mr. Jennings stated 8:00AM to 8:00 PM.

Member Don Clay asked if there is any lighting. Mr. Jennings stated no. Member John Smith asked if campgrounds are allowed. Curt Meskus, the Zoning Enforcement Officer stated yes, with Board of Health, and DEP review.

Member Jean Vincent asked if there was anything outstanding on the Settlement Agreement. Mr. Jennings stated no.

Chair Ross Lemansky asked if anyone from the public would like to speak.

Abutter Jon Sanborn of 12 Jennings Road stated Mr. Jennings has an outstanding 29-A-9 Conservation violation.

Chair Ross Lemansky stated Planning Board has no control over a Conservation issue.

Abutter Amy Stanley of Sydney Circle stated her concern with this request. She stated the Board should limit motorized until dusk. She stated her concern with noise issues.

Abutter Ron Charrette of 205 Brookfield Road stated the noise is tolerable. He also stated there should be a protocol with concerns to go straight to the Board of Selectmen.

Selectmen Bill Borowski was present and he stated the Board of Selectmen can track and funnel complaints appropriately, but will not step on another departments toes.

Member Jean Vincent made a motion to close the public hearing. Member Don Clay seconded the motion. All members were in favor.

Member Don Clay made a motion to approve the 508Base, LLC site plan modification approval decision with the conditions that all motorized vehicle use shall be permitted from the hours of 8:00AM to sunset each day with the exception of street legal vehicles and service vehicles on the property which have no time restrictions. Member Bill Fontaine seconded the motion. All members were in favor. Motion approved.

8:50 p.m. Public Hearing (Continued) OMA Group, LLC-Site Plan Application-157 Worcester Road-Self Storage Facility

Engineer Jason Dubois, DC Engineering & Survey, Inc. stated the OMA, Group, LLC was approved by Conservation.

Member Don Clay made a motion to approve the OMA Group, LLC site plan application. Member Bill Fontaine seconded the motion. Vote 4-0, with an abstention by Ross Lemansky. Motion approved.

8:55 p.m. Public Hearing-Gary Innamorati-Gary Jackson Motors, LLC Site Plan Modification-451 Worcester Road & 5 Glenmere Road

Planning Director Randy Benson stated the applicant has requested to open the public hearing on April 6, 2022. The Board is still awaiting a new plan, and needs Graves Engineering, Inc. peer review.

9:00 p.m. Zoning Bylaw Diagnostic Review Working Meeting

CMRPC Consultant Gabe Trevor was present to review the draft red-lined Zoning Bylaw.

The Board reviewed and revised the draft Zoning By-Law.

The Board all agreed that the Agricultural Zone should be revised to R-60.

Planning Director Randy Benson stated Energy Battery Storage needs to be limited in the revision.

CMRPC Planner Gabe Trevor stated he will make the changes and send them to the Town Planner.

Planning Director Randy Benson reminded the Board the public hearing on the revised Zoning By-Law is scheduled for April 6, 2022.

Member Jean Vincent made a motion to adjourn. Member Don Clay seconded the motion. All members were in favor.

Motion to adjourn @ 10:00 p.m.