

PLANNING BOARD MINUTES

March 10, 2014

(A) Call The Meeting to Order

Chairman Vincent Spada called the meeting to order at 7:45 P.M. in the new Town Hall Auditorium. Present at the meeting were David Plunkett, Nancy Reed, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart. Robert Fowler and Stephen Johnson were not in attendance.

(B) Committee Reports/Administrative Actions

(B1) Zoning Bylaw Subcommittee

Mr. Sadwick stated that all the articles have been submitted for the warrant. He will send out copies of the draft warrant this week to the Board members.

(B2) Master Plan

Mr. Sadwick stated that he hopes to have the scope for the RFP emailed to members by the end of this week. He did not have time to get it finished for tonight.

(B3) Committee Reports

There were no committee reports.

(B4) Villa at Meadowview, Saunders Circle – Sign Discussion

Mr. Sadwick stated that the architect has asked for a building permit for a free standing sign. The picture of the sign that was originally submitted had missing information. Mr. Sadwick provided an updated picture that included the Fair Housing logo, financing and handicap access. Mr. Sadwick stated that there are two sections of the bylaw that could apply for this sign. Section 5222 allows exceptions for State, Local or Federal organizations. The Housing Authority is a quasi government organization. In Section 5244, it allows signs to be installed in a R40 zone that identifies a subdivision and MFD development. Mrs. Reed stated that it could also be handled with a non-substantial change to the Site Plan Special Permit, where the Planning Board can waive the requirements of Section 5200.

Stephen Johnson joined the meeting.

Mrs. Reed stated that if we choose Section 5244 there has to be a hearing. Mr. Sadwick replied that was correct and added that this sign is internal to the site.

Mr. Plunkett stated that we waived the formal submission requirements for the Site Plan Special Permit.

MOTION - Mr. Plunkett made a motion that the installation of a free standing sign as presented tonight is a non-substantial change to the original Site Plan Special Permit. The motion was seconded by Mr. Johnson and unanimously voted 4-0.

(B5) 663 and 671 Chandler Street – ANR

John Richards of 663 Chandler Street appeared for an ANR. Mr. Richards stated that this ANR will straighten out the lot line between his property at 663 Chandler Street and his neighbor at 671 Chandler Street.

Mrs. Reed stated that she understands what they are trying to do but you can't reduce the non-conformity of a non-conforming lot.

PLANNING BOARD MINUTES

March 10, 2014

Mr. Plunkett stated that both lots are non-conforming and you cannot remove frontage from a non-conforming lot and make it more non-conforming. A land swap could be done but you cannot include frontage.

Mr. Sadwick stated that the record would need to reflect that the plan did not conform to the ANR requirements.

Mr. Spada stated that the plan should be updated and then come back in.

MOTION - Mr. Plunkett made a motion that the ANR plan submitted for 663 & 671 Chandler Street does not comply with the ANR rules and is therefore not endorsed. The Board will allow the applicant to come back in with new plans and waive any associated fee. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

MOTION - Mr. Johnson made a motion to table agenda items C & D. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Robert Fowler joined the meeting.

(E) Approval of Minutes – February 24, 2014

MOTION - Mrs. Reed made a motion to approve the Planning Board minutes of February 24, 2014 as submitted. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

Old Business

There is no old business.

New Business

There is no new business.

Director's Report

There is no Director's Report.

Mr. Spada stated that they will recess until the time of the first public hearing.

(C) 95 Main Street, Metro Sign for Motel 6 Operations LP #1403 Sign Special Permit

MOTION - Mrs. Reed made a motion to waive the reading of the public hearing notice. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

Kevin Duggan from Metro Signs appeared for the Sign Special Permit for Motel 6. They are looking to add a 1' wide light bar around the front door with the "Welcome" above the door and a "6" decal on the glass front door.

Mrs. Reed asked if the awning was part of the application. Mr. Duggan replied no, because it has no lettering on it. Mrs. Reed stated that the application is to waive the requirements of Section 5200 and the sign on the door is redundant with the existing attached sign and you cannot see it from the street. Mrs. Reed asked if the entire blue area will be lit. Mr. Duggan replied yes. Mrs. Reed stated that she is not in favor of this application, because the signs are in poor taste, not appropriate nor in character with the rest of the town.

PLANNING BOARD MINUTES

March 10, 2014

Mr. Plunkett asked if the entire blue “u-shaped” fixture will be lit. Mr. Duggan replied yes. Mr. Plunkett asked if any other Motel 6 has this option. Mr. Duggan replied he was not sure. Mr. Plunkett stated that according to the definition from the bylaw, the entire light bar around the door would be considered a sign. Mr. Plunkett asked if the blue panel was 1’ all the way around the door. Mr. Duggan replied yes. Mr. Duggan stated that his client would probably be amenable to removing the “6” on the door and he doesn’t believe that the blue lit panel is a sign. Mr. Plunkett replied it was a sign according to the definition in the bylaw.

Mr. Fowler stated that he has no concern with the canopy because it cleans up the front and his is ok with the “Welcome” sign. He is opposed to the “6” on the door because it could be a safety issue because the hotel desk clerk cannot see what is going on outside the entrance.

Mr. Johnson stated that the entire blue arch with the word “Welcome” is considered a sign. The definition in our bylaw states that something that would draw attention to an area would be considered a sign and this would draw attention to the front entrance. He does not like the “6” and he does not like the entire door surrounded with the blue. He would consider just the “Welcome” panel above the door.

Mr. Spada agreed that the “6” should be removed but he does not have an issue with the “Welcome” sign.

Mr. Plunkett asked if the intensity of the lights could be controlled or adjusted if requested by the Planning Board or Building Commissioner. Mr. Duggan stated that they are the LED standard lights. Mr. Duggan stated that he could add Halo lights behind the blue to reflect the light back on the sides and leave the top LED. Mr. Plunkett stated that he doesn’t want Rt. 38 to start looking like the Vegas strip.

Mrs. Reed stated that she is concerned with the bright blue lights and added that there is a big “6” sign right above this door.

Mr. Fowler stated that he would agree with Mr. Johnson stated that “6” should be eliminated on the door and the “Welcome” sign above the door only.

Mr. Johnson stated that this light bar is a very bright blue. Perhaps if it was a different darker color it wouldn’t be so obtrusive.

Mr. Plunkett stated that he is concerned with approving a 12” lighted panel all the way around an entrance door would set a precedent. If any sign is approved, it would have to have an option to control the intensity of the lights. Mr. Fowler stated that we have language that the Planning Board retains the right to require the intensity of the lights to be reduced.

MOTION - Mr. Fowler made a motion to close the public hearing. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

PLANNING BOARD MINUTES

March 10, 2014

Mr. Fowler made a motion to approve the Sign Special Permit (to waive the requirements of Section 5200) for 95 Main Street, Motel 6 with the following changes:

1. The blue panel above the door with “Welcome” is the only panel allowed. This will be 12” x 132”.
2. There will be no blue archway lights along both sides of the doorway.
3. The “6” decal for the door is NOT allowed.
4. The Planning Board retains the rights to require the intensity of the lights to be reduced if it is deemed too bright.

The motion was seconded by Mr. Johnson and unanimously voted 5-0.

(D) 357 and 379 Pleasant Street, Marc P. Ginsburg & Sons Open Space Residential Design (OSRD) Special Permit and Definitive Subdivision

MOTION - Mr. Johnson made a motion to waive the reading of the public hearing notice. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

Marc Ginsburg, Matt Ginsburg and James Hanley appeared for the OSRD and Definitive Subdivision at 357 and 379 Pleasant Street. Mr. Hanley stated that these properties are surrounded by vacant land and residential uses. This project has 9.7 acres with 340’ of frontage on Pleasant Street and 260’ of frontage on Marshall Street. There is 2.1 acres of wetlands and an intermittent stream. The property slopes from Pleasant Street to the wetlands and from Marshall Street to the wetlands. This subdivision will have eight lots including two on Pleasant Street that have existing homes that will remain. The lots will be 20,000 – 22,000 SF. There will be 475’ of roadway and the road will be 24’ wide with a 40’ right of way if waivers are approved. This will minimize the impact on the land. There will be 40,000 of impervious surface added including the roadway, driveways and houses. The open space will be 4.9 acres. The drainage has been design and there will be two catch basins added that will lead to a manhole then to an infiltration pond.

Mr. Hanley stated that this project is currently under review by the Conservation Commission with only minor issues remaining and it has been reviewed and tentatively approved by DEP. The project will be serviced by an existing water line on Pleasant Street and there is a 2” force sewer main. Each house will require a grinder pump. The IDR process has been concluded and the plans will be modified to include the comments from this Board and Conservation.

Mr. Hanley stated that they are asking for five waivers. They are:

1. Section 8.1.5.c – Eliminate landscape center island in the cul-de-sac.
2. Table I – Cul-de-sac diameter reduction from 90’ to 76’, reduction of cul-de-sac right of way from 110’ to 100’ and reduction of right of way from 50’ to 40’
3. Standard Roadway Cross Section – reduce cover over drain line from 2.5’ to 1.5’, contribute sidewalk fee in lieu of building sidewalks (one or both sides TBD), grass strip relocation to lot side of sidewalk.
4. Table II – Vertical Design Standards – reduction to the intersection transition area from 50’ to 20’

PLANNING BOARD MINUTES

March 10, 2014

5. Table I – Horizontal Design Standards – reduction of minimum pavement width for a roadway servicing 5-9 lots from 26' to 24'.

Mrs. Reed stated that for the record Mr. Ginsburg has been before the CPC to discuss the preservation of the Marshall house.

Mr. Plunkett stated that the Marshall property will have the driveway come off this new street but will 357 Pleasant Street. Mr. Ginsburg asked Mr. Richardson, the current owner, who was sitting behind him. Mr. Richardson replied he would like his driveway to come off the new street. Mr. Ginsburg stated that he would like to have a consistent roadway width of 24'. The ownership and access of the open space is still an issue. It will be given to the Town but the question is who will control it. Mr. Sadwick stated that they are still working on this issue with two other subdivisions but it will likely be under the control of Conservation. Mr. Plunkett asked if there will be a sidewalk on one or both sides of the street. Mr. Ginsburg stated that they are planning on constructing sidewalks on one side and contributing a fee for the other side unless the Board would like sidewalks on both sides.

Mr. Fowler asked if there are sidewalks, will it be sloped or vertical granite. Mr. Ginsburg replied it will be vertical granite and he would like to eliminate the grass strip as indicated in Waiver #3. Mr. Ginsburg stated that he had proposed not putting any sidewalks in the subdivision and building a sidewalk along Pleasant Street to the High School but there are many properties that have stone walls and landscaping. Mr. Fowler asked what is going to happen with the Marshall house. Mr. Ginsburg stated that the house will be rehabbed to a single family home. He is speaking with a carpenter who is interested in buying the property and restoring it.

Mr. Johnson stated that regarding the open space, somehow the Town will be in control of it. Mr. Sadwick replied yes. Mr. Johnson stated that he does not have an issue with the waivers requested since we have approved them for similar subdivisions.

James Angelo of 111 Debra Drive – Mr. Angelo asked if there was a water impact report and were hydrologic calculations done. Mr. Spada stated that there was a drainage report submitted. Mr. Hanley stated that the plan we submitted has been reviewed by the Town's engineering consultant, Weston and Sampson. We look at how the site drains now and we offer proposed mitigation so that the drainage after the project is built mimics the pre-development. These mitigations include an infiltration pond that will overflow into the wetlands. We designed the drainage to handle runoff for 24 hour period during a 100-year storm. Mr. Angelo stated that he does not agree the stream is intermittent. Mr. Hanley stated that we did a Notice of Resource Delineation for the stream and it was determined to be intermittent for this application in this one section.

Jim Richardson of 357 Pleasant Street – Mr. Richardson stated that he plans on remaining in his house and supports this project.

Mr. Spada stated that we are still waiting on more information so this will be continued.

MOTION - Mrs. Reed made a motion to continue the OSRD and Definitive Subdivision until March 24, 2014 at 7:10 PM. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

PLANNING BOARD MINUTES

March 10, 2014

Adjournment

MOTION - Mr. Fowler made a motion to adjourn the meeting at 9:15 PM. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

Approved on: 4/7/14

PLANNING BOARD MINUTES

March 10, 2014

*List of documents for 3/10/14 Agenda
Documents can be located at the Community Development Office*

- B. 7:45** Committee Reports/Administrative Actions
- 1- Zoning Bylaw Subcommittee
 - 2- Master Plan
 - 3- Committee Reports
 - 4- Villa at Meadowview, Saunders Circle – Sign Discussion
 - *Proposed location in drive*
 - *Proposed sign face*
 - *Specifications attached*
 - *Sign bylaw attached*
 - 5- 663 and 671 Chandler Street – ANR
 - *Form A packet dated 3/5/14.*
- C. 8:10** 95 Main Street, Metro Sign for Motel 6 Operations LP #1403
Sign Special Permit (***Originally advertised and noticed for 7:10 pm***)
- *Application packet dated 1/8/14.*
- D. 8:15** 357 and 379 Pleasant Street, Marc P. Ginsburg & Sons
Open Space Residential Design Special Permit
Definitive Subdivision (***Originally advertised and noticed for 7:15***)
- *Application packet dated 2/21/14.*
 - *Peer Review letter 3/3/14 from Weston & Sampson.*
 - *Memo 3/3/14 from DPW.*
- E.** Approval of Minutes – February 24, 2014