

PLANNING BOARD

DATE: May 26, 2022

TIME: 6:00 P.M.

PLACE: Zoom Virtual Meeting

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcom Fick; Jonathan Hankin; Pedro Pachano
Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:00 P.M. She read the opening statement, revised by Governor Baker on February 12, 2022, from the agenda. She said the meeting was being recorded. Ms. Nelson also read Section 241-1 of the Town Code.

She called for roll call attendance:

Mr. Hankin, present; Mr. Pachano, present; Mr. Fick, present; Ms. Nelson, present. Ms. Nelson said Mr. Higa was not able to attend.

FORMS A:

No Forms A were presented.

MINUTES: MAY 12, 2022

Mr. Hankin made a motion to approve the minutes of May 12, 2022 as amended, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Pachano, aye; Mr. Fick, aye; Ms. Nelson, aye

SITE PLAN REVIEW: 123 MAIN STREET

Attorney Kate McCormick was present to discuss the Site Plan Review of Hummingbird House LLC for a change of use and site alterations at 123 Main Street. Braydon Farnsworth was also present.

Ms. McCormick said 123 Main Street is the site of the former Getty gas station. She said the use was abandoned. She said the application is for the establishment of a use. She said Farnsworth Fine Cannabis that operates a retail store across the street has leased 123 Main Street to provide staff parking, overflow parking and a business office space for meetings and training. The site will be cleaned up. She said no cannabis sales will take place at the site.

Ms. McCormick said there won't be any major changes. She said there is a strip of land where the gas pumps were located. She said that strip of land is on Town property. She said we met with the Selectboard which has provided an agreement with the understanding that Hummingbird House LLC will fix up the property by putting in new blacktop and cleaning up the building we call the Garage in a retro style.

Ms. McCormack said the hours of operation for the site will be 8:00 AM to 8:00 PM. She said the existing signs will be retrofitted with new signs and cleaned up. Solar lighting will be added to the island lighting. The light posts exist in the island but the lights no longer work so the light will be retrofitted with solar lighting. The lighting of the island will provide a natural buffer between what the Town owns and the rest of the parcel.

Ms. McCormack said the reuse of the property meets the goals of the Master Plan by improving the aesthetics of the neighborhood and revitalizing the infrastructure.

Ms. McCormack said the applicant is leasing the property so the current owner would have to approve the improvements. Currently the property owner approves of what has been proposed.

Mr. Hankin said there is no site plan with the application. He asked how we do SPR without a site plan?

Ms. McCormack said a survey was included. She said were no changes.

Mr. Hankin said the survey map is from the late 1980's.

Ms. McCormack said there haven't been any changes.

Mr. Hankin said the stockade fence is not there.

Mr. Rembold said the map is stamped 2008.

Ms. McCormack agreed that the map is not current but there are no changes to the building. She said the intent of the application is for the establishment of the use. She said we have tried to simplify the plan to show the reuse of the site.

Ms. Nelson said the map is a surveyed document. She said we can waive the provision for a site plan because there haven't been any changes to the site.

Mr. Fick asked if the underground tanks were removed.

Ms. McCormack said to the best of our knowledge the tanks have been removed and there isn't any contamination. She said information showing that the tanks were removed was provided.

Mr. Rembold said as far as he knows the tanks were removed.

Mr. Hankin asked if there is contamination on the site.

Mr. Rembold said to the best of his knowledge there is no contamination on the site. He said he is not sure why there is a limitation on the building. He said an Activity and Use Limitation on a building is usually applied to residential and recreational uses.

Ms. Nelson asked if there is any historic aspect to the site.

Ms. McCormack said the site is not historic but the building reuse will be in the same style.

Ms. Nelson asked about the solar lighting.

Ms. McCormack said the lights on the former gas pumps will be fitted with solar lights. The lights will be downward facing. The lights will illuminate the island and the curb area.

Mr. Fick asked about the sign at the end of the property.

Ms. McCormack said the sign says Farnsworth.

Mr. Fick asked about the pricing signs.

Ms. McCormack said two square cannabis signs are being used as fillers.

Mr. Fick asked about the kiosk.

Ms. McCormack said that was removed. She said it was on Town property. She said the Town agreed to have it removed.

Ms. Nelson asked if there is intent for indication of where parking will be. She said with the parking lot is there any reason to keep the northern street frontage for access. Could there be planters to block off an access?

Ms. McCormack said there is no agreement in place. She said we have agreed with the Town to take down the booth. She said there is no intent to have the curbing there. She said we can't agree to block off an access without going to the Town.

Ms. Nelson asked if there could be an agreement that the only parking will be in the larger area south of the building. She said we don't want people pulling up to the front of the building.

Ms. McCormack said she could agree to limit parking to the south side of the building.

Ms. Nelson said a handicap space will need to be provided.

Ms. McCormack said there is plenty of room to put in a handicap space.

Ms. Nelson read through 10.5.5. A handicap space will be provided on the south side of the building. There is no need for a dumpster as there will be minimal waste. Any waste will be office waste that can be removed by the workers.

There were no additional comments from the Board.

Ms. Nelson asked if anyone in the audience wanted to comment.

James Garzon from 84 North Plain Road said the site looks nice. He said there are many pedestrians crossing the road in that area. He suggested having a crosswalk put in.

Ms. Nelson said adding a crosswalk is not in the Planning Board's purview.

Mr. Fick suggested that Mr. Rembold pass the comment along.

Mr. Rembold said he remembered from the previous discussion acknowledgement of the road crossing as a potential issue. He said the applicant can't put in a crosswalk because it is a Town road. He said when this section of road is improved a crosswalk could be put in. He said the issue has been acknowledged and discussed.

Ms. McCormack said when putting out information we do our best to suggest that people walk to the Cottage Street crosswalk.

Ms. Nelson said the Town is attempting to put some traffic control in that area.

Mr. Garzon said he has seen the traffic control and it is appreciated.

Mr. Pachano made a motion to approve the use as a business use and approve SPR, 10.5.

Mr. Fick added that the area in front of the building be marked no parking and parking be marked on the south side of the building. Mr. Fick seconded.

Mr. Hankin said no photometric plan was submitted. He was concerned about light spill. He said he thinks the project is great but does not think a complete application was submitted.

Ms. Nelson said the building is being repurposed. She said she is not sure the application has risen to the same level as other SPR applications. She said it would be nice to see a current survey.

Mr. Hankin said we just need a site plan.

Ms. Nelson called for a vote on the motion as amended and seconded by Mr. Fick.
Roll call vote: Mr. Hankin, nay; Mr. Fick, aye; Mr. Pachano, aye; Ms. Nelson, aye

AFFORDABLE HOUSING DISCUSSION:

Ms. Nelson said she doesn't have anything to discuss.

BOARD & COMMITTEE UPDATES/ISSUES AND CONCERNS:

Nothing was discussed.

TOWN PLANNERS REPORT:

Mr. Rembold said the next meeting is scheduled for June 9. He said if the ATM goes for two nights the second night will be June 9. He asked if the Board wanted to schedule a different night.

Ms. Nelson suggested holding June 9th. She said she will be out of town on June 23rd.

The Board did not set an alternate date.

CITIZEN'S SPEAK:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 6:39 PM.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary