



PLANNING BOARD MINUTES

April 17, 2018

The Pledge of Allegiance.

Two public hearings were scheduled for this meeting and the public was invited to come forward to review the plans and ask questions. Howard Post, Chairman, opened the meeting at 7:39p.m.

Present: Howard Post, Daniel Ellsworth, Len Bouren, Michael Tiano, Carol Furman and William Creen.

Absent: Kenneth Goldberg and Robert Hlavaty (alternate).

Also Present: Dan Shuster, Consultant
Mike MacIsaac, Liason
Maryann Wrolsen, CHC

A motion by Tiano, seconded by Furman to accept the March 2018 minutes, motion carried.

PUBLIC HEARING(S):

1. **Minor Subdivision-Randal & Faith Fury- Seyler Terrace.** Plans presented by Michael Vetere III, Vetere Land Surveying. Opened public hearing at 7:43 pm. No one was present for this hearing. The applicant would like to divide one lot, located at 45 Seyler Terrace, consisting of approximately 6.5 acres into two separate lots of 2.145 acres and 4.359 acres. Access to the lots will be from Delaware Street, there is a road maintenance agreement. Agreement must be reviewed by the attorneys of the parties involved. Access is not allowed from Seyler Terrace.

A motion was made by Creen, seconded by Furman to close the public hearing at 7:45 pm. All in favor, none opposed, carried.

A motion was made by Furman, seconded by Tiano to approve the minor subdivision upon review of maintenance agreement by town attorney. All in favor, none opposed, carried.

2. **Minor Subdivision-Matlacha Properties-Hommelville Road.** Hudson Bielecki for Don Brewer. Opened public hearing at 7:49 pm., several neighbors were present with questions. Subdividing a parcel of the 20 acre lot.

- Bob Saturn is a neighbor to the property and wanted to know if the new owner of the subdivided lot will use it as a primary residence. Bielecki stated that as far as they know it will be a full time residence. Saturn expressed his concern for it being used as an AirBnB, which are already being operated on that road. There are always dogs running loose from the individuals renting.
- Patti Kelly, neighbor, stated that the Assessor's office has a different acreage than the plans. She expressed her concern regarding the access road only being wide enough for one-way traffic. Howie asked if there were any other concerns from the public.

A motion was made by Furman, seconded by Post to close the public hearing at 8:04 pm., All in favor, none opposed, carried.

Shuster requested a copy of the submission, addressing access, from the Centerville Fire Company be obtained by the Planning Board. A road maintenance agreement is in the process of being created between all three

owners on that access road. Upon completion, the road maintenance agreement must be sent to the Planning Board's attorney for review.

Kathleen Waithe, neighbor, asked whether the public can request a delay in decision. Post explained that an approval can be given with conditions to address the concerns brought to the Board's attention.

Items/Conditions to be completed for next meeting:

1. Requesting that two pull offs be created on the access road to allow traffic to move over for oncoming vehicles.
2. Fire Department approval and Building Department approval submitted for review.
3. Road maintenance agreement must be sent to Planning Board Attorney for review.
4. Board of Health approval.

OLD BUSINESS:

1. **Site Plan-Carlton Bell-Turkey Point Drive.** Plans presented by Paul Jankovitz, Mr. Bell is sick. Conditions were reviewed by owner. Bell thinks that the 1200 square foot restriction for the garage is too small for the items that he wanted to store in the accessory structure. Jankovitz – there are other buildings in the area that are as large. Shuster – they are houses not garages.

Howie addressed questions/concerns:

- Kevin Naccarato/via e-mail-There is a tractor trailer box on the property that needs to be removed. It will be required before a permit can be issued.
- Linda Trumper/via e-mail- Drainage issues. It will be required before permit is issued.
- Brianne Hammel/present- Drainage issues/proposed garage plans. Shuster read the draft resolution for the public with all the conditions, which addresses these concerns.

All garage plans must be submitted again to include the conditions as requested by the Board. If an approval is given it is for the site plan only not the accessory structure. That will have to be addressed as a separate application. The proposed house on the property is 2000 square feet and the proposed garage would be 60% of that.

A poll was taken of the Board for agreement with the resolution – All in favor

A motion was made by Bouren, seconded by Tiano to approve site plan resolution as proposed, all in favor, none opposed, carried.

2. **Site Plan/Special Use – Stefan Sanzi/SSGB Properties – Glasco Turnpike.** Charles Wesley presented. An aerial picture of the road was distributed. Wesley – good sight lines to the west. There will be 110 spaces available. They anticipate only 60 vendors with those 110 spaces. There will be 110 parking spaces. They will not change the site visually. Low impact business with no new buildings. Will be held once a week. Hours of operation 8:00 am – 4:00/5:00 pm.

Howie addressed questions/concerns:

Shuster's review was reviewed.

Ellsworth – read his review of his site visit

- No fence/all woods around site with a hill in the back of the lot
- Left side slopes off with a dwelling with a landscape and firewood business
- Trash was around the property from the storage units
- Old cars/truck parts in the ground
- Right side, no dwelling, shed and white fence
- Across the street there is a dwelling with farm animals

Flea market will not affect the area but the main concern is the traffic and parking. No problems with the speed limit of 45 MPH but the road is steep. The following restrictions/conditions would have to be met. Signs would be needed "Slow Flea Market", side of the roads be posted with "NO PARKING" signs. The hours of operation would

be have to end an hour before sunset because of visibility. A fence would have to be installed to catch any garbage/debris from blowing off the property. No loud music. One-year renewal stipulated with building department record and police department record.

Furman – visited the site and found parking was a concern, dangerous road. Confined space with confined access. Leaning towards denial of approval.

Post – agrees with Furman

Ellsworth – would approve with conditions as outlined above in his review.

A poll was taken of the Board for approval – Tiano, Furman, Bouren, Creen, Post – Deny

A motion was made by Furman, seconded by Bouren to deny special use permit application, all in favor, none opposed, carried.

3. Site Plan/Special Use Permit - Agawam Hospitality Group – Rt. 32S

Tiano recused himself at this time. Bruce Utter presented. Traffic study was updated. Phase 3 Archeology accepted by State. Ken Wersted, P.E., PTOE (Creighton Manning Engineering, LLP) – updated traffic study to include Tiano’s input, including the school-activities, firehouse, church and weddings, games at ball fields and the inn traffic. Table 8-dated March 22, shows Glasco corners going from a level C to a level D with 15 to 18 accidents within a 3-year period. Currently the conditions only meet 40%-50% of the threshold necessary to install a traffic signal at that intersection. DOT cleared for traffic from project to use Route 32, right in and right out only. In the phase of DOT approval for final details and signage, curbing and radius to meet their requirements.

Bouren- flashing light? Ken – flashing lights require different conditions with evaluation of accidents.

Furman – concerned that traffic will turn left out of right-of-way. Ken – there will be signage and curbs will be installed to eliminate the ability to do so.

Tiano - Submitted updated report on school buses, students and fire company events. There are now campsites on the plans that were not there originally. Ken – He had this information as submitted by Tiano. The restaurant will not be open, no weddings, and no sports during bus times. Events happen later and are seasonal.

Shuster – Peak DOT hours based on activities: Friday 4:45pm-5:45pm. Traffic study showed a level C mostly but a level D when school, baseball fields, church, weddings, inn and restaurant activities are going on. Level D requires no traffic light. Level F would warrant one if the level stayed at an F all the time. Tiano – stated that all fire traffic responds through that intersection. Ellsworth – the traffic study that was submitted from 1988 shows that the study done then was a level “C”, how has it not changed in 30 years? Ken – Procedures have changed – volume changed.

Utter – as far as the concern of camping tents, there will be none just an event tent for weddings.

Town Engineer reviewed water line and services can be provided to houses on the road as well.

Driveway will be maintained with chip and seal services by applicant.

A motion was made by Ellsworth and seconded by Furman to approve the Neg Doc as amended, all in favor, none opposed, carried.

A motion was made by Furman and seconded by Ellsworth to set the public hearing for May 15, 2018, all in favor, none opposed, carried

Notices must be sent to all neighbors.

4. Major – HV Contemporary Homes LLC/Vandervliet – Manorville Road – CANCELED

5. Site Plan – Kim Matthews/KMM Homes – Route 32A

Jeff Hogan presented. Going from 31-35 mobil units with lot line revision. Adding an additional 2.3 acres to make mobil park approx. 23 acres. There will be a 40’ strip of land between mobil homes and neighbor’s property line. County had no comments.

Furman – there are not fire hydrants on site but there is a portable unit. In the Saxton Fire District.

A motion was made by Furman, seconded by Creen to approve the lot line revision and site plan with the approval of septic and receipt of recreational fees for three units, all in favor, none opposed, carried.

Pre-Hearing Conference:

1. Site Plan – Anthony Tampone – Malden Turnpike

Tampone represented himself. He would like to run a specialty car repair shop for unique high-end vehicles. There will be no changes to the building just a change in the use from storage to repair. DMV requires a spot to park 4 vehicles for the DMV permit. OSHA compliant building – concrete structure. Parking lot is gravel. All vehicles will be stored in the building. All advertising will be by word of mouth. Need special use permit and public hearing. A motion by Bouren, seconded by Creen to declare as Type II (no neg dec). All in favor, none opposed, carried. A motion by Tiano, seconded by Furman to schedule a public hearing for May 15, 2018. All in favor, none opposed, carried.

2. Site Plan/Special Use Permit – Arthur Green/Canos Recycling LLC – Kings Highway

Presented by Brian Schug. Utilize existing structure for a dry metal recycling business. The property consists of 15 acres but they will only be using 1.5 acres. Contains another building which is used for another business. Entryways have been paved. Primarily industrial and commercial buildings in the area. Service only dry metals that will be stored inside the existing structure for separating and processing. Hours of operation will be M-F, 7:00am – 5:00pm, Saturday 7:00am – 2:00 pm. There will be 3 employees, a driver and 2 sorters. There will be no storage longer than 120 days. Three tractor trailers/month will be shipped from facility. They will be utilizing 16' trailers. 5 parking spaces. Landscaping will be done. There will be inside scales for high end metals (copper/aluminum). Shuster's comments received and ok'd. A motion by Creen, seconded by Tiano to declare as Type II (no neg dec). All in favor, none opposed, carried. A motion by Bouren, seconded by Furman to schedule a public hearing for May 15, 2018. All in favor, none opposed, carried.

3. Lot Line Revision – Marc Rosenbaum – Old Powder Mill Road

Philip J. Massaro presented. Currently there are three lots, they would like to combine to make two. Same Access. No changes. There are abstract lot lines due to the mortgage agreement. A motion by Bouren, seconded by Creen to declare as Type II (no neg dec). All in favor, none opposed, carried. A motion by Creen, seconded by Bouren to approve the lot line revision. All in favor, none opposed, carried.

4. Lot Line Revision – Joseph and Diane Cimorelli – Market and Delaware Street

Presented by Dan McCarthy. Access will still be from Market Street. The lot to be added is not a build-able lot due to set back restrictions. A motion by Furman, seconded by Bouren to declare as Type II (no neg dec). All in favor, none opposed, carried. A motion by Bouren, seconded by Furman to approve lot line revision. All in favor, none opposed, carried.

5. Lot Line Revision – Gerard Marzec/Robert Taggart – Van Vlierden Road and Deervan Lane

Presented by Thomas Conrad. Lot 2 is not a build-able lot, to be added to Lot 1 for that reason. A motion by Furman, seconded by Creen to declare as Type II (no neg dec). All in favor, none opposed, carried. A motion by Bouren, seconded by Furman to approve lot line revision. All in favor, none opposed, carried.

6. Lot Line Revision – Fred Costello/Nine W. Car Wash and Barber Shop Inc. - Arthur Lane

Presented by Thomas Conrad. Combination of smaller lot to larger lot in front where the car wash, restaurant and barber shop currently are. Shuster – zoning district for the lot on Arthur Lane is HDR and the lot it is being added to is GB. This does not change the zoning for either lot, corresponding restrictions are still enforced. No changes to access. A motion by Furman, seconded by Tiano to declare as Type II (no neg dec). All in favor, none

opposed, carried. A motion by Furman, seconded by Bouren to approve lot line revision. All in favor, none opposed, carried.

Miscellaneous:

A motion was made by Creen and seconded by Bouren for Neg Doc regarding John Mullen/office building. All in favor, none opposed, carried.

Adjournment:

Since there was no further business to discuss, a motion by Creen, seconded by Furman to adjourn the meeting at 10:15pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary