

PLANNING BOARD
Monday, June 6, 2022
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.
In person at the Town Offices with a Zoom option for the public.

Present: James Corliss, Joe Parisi, Joe Brodbine, Maria Bissell, Steve Laskowski, and Fran Shippee. Also present at the meeting was Recording Secretary Jennifer Keating.

Absent: Bob Maibusch and James Hancock

Others Present: Mark Lanoue, Bob Gooderre, Michelle Hilger, Patricia Panciocco, Jeanne Fuller, Gordon Fuller

Call to Order: James Corliss called the meeting to order at 7:00 P.M.

Seat Alternates: No alternates were present to be seated.

Review of the Minutes
May 16, 2022

Joe Brodbine moved to approve the minutes from May 16, 2022, as amended. The motion was seconded by Joe Parisi and passed unanimously via roll call.

Appointments

Public Hearings

Public Hearings began at 7:30pm.

Bob Gooderre/ Michelle Hilger /Mongoose Power Solutions – Application for a Change in Use for property located at 1757 Rte 9, (Map 10A, Lot A5.1) consisting of approximately 4.82 acres in the Commercial Zone. This is a public hearing for accepting of the application.

Joe Brodbine made the motion that the application was complete enough for review, Fran Shippee seconded the motion. Bissell commented that the exhaust for the project was not shown on the plan. Corliss asked the board via roll call if it was complete enough for review, the Board passed the motion unanimously.

The requests for waivers were reviewed.

1. A stormwater drainage management plan. No changes to the existing site are proposed which would alter the existing drainage.

James Corliss made the motion to approve the waiver for the Stormwater Drainage Management Plan. Joe Parisi seconded the motion, the motion passed unanimously.

2. Building Elevations. No Changes to the exterior of the buildings are proposed.

James Corliss made the motion to approve the waiver for Building Elevations. Joe Brodbine seconded the motion, the Board passed the motion unanimously.

3. Locations of all utilities. No changes to the existing site plan are proposed.

Bissell asked the applicant if the generator would be used on the grid. Hilger clarified that is to be used as back-up power. Parisi questioned if this should be considered a utility; Hilger stated that generators are not considered utilities.

James Corliss made the motion to approve the waiver for Locations of all utilizes. Maria Bissell seconded the motion, motion passed via roll call, Brodbine opposed.

4. Landscaping Plan. No changes to the existing trees and landscaping are proposed.

Joe Parisi made the motion to approve the waiver for a Landscaping Plan. Fran Shippee seconded the motion. The motion passed unanimously.

5. Lighting Plan. No changes to the existing lights are proposed.

Corliss asked the applicant if the sign will be lit, Hilger responded that it will not be.

Joe Brodbine made the motion to approve the waiver for a Lighting Plan. Maria Bissell seconded the motion. Motion passed unanimously.

Michelle Hilger, the owner of Mongoose Power Solutions, LLC, spoke to her application. Her proposal changes the use of the of the property from a full-time automotive repair shop to the building being $\frac{3}{4}$ utilized by a generator technician school. This would be the first full-time generator technician school of its kind in the country, she thinks that this will be an ideal location because of the number of generators which are in this geographic region. It would be the first nationally registered 3-year generator technician apprentice program recognized by the US Department of Trade. The school would have approximately 14 technicians registered at one time and would operate within normal business hours, no earlier than 7am and no later than 5pm. There will be minimal changes to the site, with the existing car lifts being removed to provide room for the technical school.

Corliss noted that beyond the change in the sign, it would not appear different to the general public. The plan has been reviewed by the Highway Department, Building Code Enforcement, Police Department, Fire Department, and Conservation Commission and they had no remarks on the plan.

Corliss asked if the board had any questions for the applicant.

Brodbine questioned if the sign will comply with the sign ordinance. He paraphrased that under 401.2E Buildings that contain multiple businesses should have a directory sign that does not exceed 32 square feet, and this plan has multiple signs that will exceed this. The proposed sign is 48 square feet including the sign for Performance Motors. Bissell interpreted the rules differently and believes that the sign does comply with the sign ordinance, because they are not two freestanding signs.

Corliss said that he believes that the rules state that the sign may be no larger than 32 square feet.

Brodbine concludes that he believes that the signs can be 24 square feet, provided that that there is not more than one sign on the road.

Shippee asked the applicant if they could make the signage smaller while keeping it legible. Hilger explained that in order for Performance Motors to maintain their state inspection license, the signage had to be a certain size. Hilger did state that the signage for Mongoose Power could be smaller because it was not being used to elicit business. Corliss concluded that the Board had decided that the cumulative size for the signage would need to be under 32 square feet. Corliss polled the board, asking if they agreed the maximum size for the signage was 32 square feet maximum. The majority agreed, Bissell did not agree.

Hilger asked if there could be two signs erected next to each other, instead of a directory sign. Laskowski commented to the purpose of the rules, which is to minimize the signage. Parisi stated that if the reducing the size of the signage is not possible, the applicants can go in front of the Zoning Board of Adjustments to ask for a variance of the ordinance.

Corliss stated that he questioned why the plans both state “Existing Site Plan”, instead of having one read as a revised plan. Hilger stated that she believed that the revision block served this purpose, per her conversations with Mark Phippard, but she would be happy to have them modified.

Parisi asked where the generator pad will be located. Hilger stated that the actual location of the generator pad will need to be determined by the building inspector. Parisi noted that the finalized site plan would be need be submitted if the board approved the plan on conditional approval.

Bissell asked about the generator exhaust for the facility. Hilger stated that temporary exhaust systems will be put in place, because only two of the generators will require exhaust. No permanent exhaust systems will be installed. Parisi confirmed that this is temporary duct work. Hilger stated that it is very similar to what would be used in an automotive shop.

Jeanne Fuller, an abutter to the property, asked how the parking would be affected. She commented that traffic on Route 9 is always an issue, and she was wondering how it would be impacted. Hilger stated that this will reduce the traffic, because Performance Motors will be cutting back on the number of cars that they service, and the students at Mongoose Power Solutions will be there for full day intervals instead of short appointments.

Gordon Fuller, an abutter to the property, asked about the noise level of the property. Parisi asked the applicant what the decibel level of the generators would be, Hilger stated that the generators within the building will be under 70 decibels. Gooderre commented that the exterior generator will only be used for minimal schooling in a lab setting, as well as well as for the building’s electrical needs when the power goes out. The exterior generator will be used on a minimal basis. Corliss stated that he did not think that the decibels will exceed that of the cars running on Route 9.

Gordon Fuller asked if the exhaust could be ducted out back, instead of out of the right-hand side. Gooderre commented that once the school is up and running, the duct work could be moved to the back of the building. Hilger stated that her concern is that she would need to get approval from the building inspector.

Bissell asked about the hours of operation. Hilger stated that the school would run from 7am to 5pm, with the lab running intermittently throughout the day after 8am.

Corliss asked the board if they would be interested in conditionally approving the plan, with the condition that the total business signage stay under 32 square feet and that the exhaust is directed to the north. Brodbine asked if it can be a condition that the plan will be approved if the generator pad is moved. Corliss asked the board what their comfort level of the generator pad location would be.

Gordon Fuller asked what the location of the generator pad currently is, Bissell showed him on her copy of the proposed plan. Hilger stated that it may be several years before they are able to add the generator pad, so she would be comfortable coming back in front of the board if the generator pad needed to be placed in an alternate location in the future.

Joe Parisi moved to conditionally approve the application for 1757 Route 9, Mongoose Power Solutions, LLC, provided that the generator exhaust was ducted to the north, and that the freestanding signage for both companies will not exceed a total of 32 square feet, and that Sheet Two of the plan be changed to read Proposed Plan (instead of the Existing Site Plan with Revisions), and the verbiage “Final Pad Location to Be Determined” be removed from the plan. Maria Bissell seconded the motion. The Board passed the motion unanimously via roll call.

The applicant asked what a conditional approval means going forward. Corliss stated that this would not be the final approval, because the board does not have a finalized plan, and that provided the applicant meets the conditions, they need to sign the plan. Hilger stated that she plans to bring the final plan to the board at the June 20, 2022, meeting.

Mark Lanoue/Granite Auto Sales – Application for a Change in Use for property located at 1763 Rte 9, (Map 10A, Lot A5) consisting of approximately 4.57 acres in the Commercial Zone. This is a public hearing for accepting of the application.

Laskowski pointed out that on Sheet 1 of the plan, it says to “See Sheet 3”, but there is not a sheet 3. However, he questioned if the information was imperative to the discussion at hand, Laskowski stated that he believes these notations are from a prior plan that was brought in front of the board. Board agrees that the plan appears need to be updated.

Corliss made the motion to accept the application complete enough to review, Laskowski seconded the motion, motion passed, Bissell abstained.

Attorney Patricia Panciocco presented the plan along with the applicant Mark Lanoue. The location has recently been rezoned from Office/Retail Zone to Commercial/Industrial Zone. She brought the board’s attention to sheet number two. The plan would have Granite Auto Sales inhabiting the entire office space, instead of sharing it with an appliance store. The Parking spaces will be reconfigured, to allow for more parking for cars and employees.

The plan is proposing two additional overhead doors, so that they can have two additional bays for car repairs. The inside display area will be half the size of the current space and will have offices and a showcase area.

Corliss asked Lanoue about the non-conforming lighting on the building, Lanoue stated that the electricians will be coming back to change the lighting. Corliss stated that the Chesterfield Regulations state that the lighting must point down and cannot reach beyond the property line.

Brodbine noted that Sheet 2 has two different sets of numbers, with the paving and gravel being different in the plan, despite the use intensity statement saying that the paving and gravel will not be changed. Lanoue stated that that does not reflect the plan and there will be no additional changes in the surface area. Corliss stated that there was a 12,000 square foot increase in the amount of pavement according to the plan. Panciocco noted that it appeared that these numbers were pulled from the previous plan and would need to be corrected.

Bissell asked that applicant and said that it appeared that they will be adding about 7 parking spaces on an area denoted as “Grass/Soil.” Corliss noted that he believed that these plans are reflective of a previous plan that was presented. Lanoue stated that there was no grass currently there and he is unsure as to how it became part of the plan.

Parisi asked Lanoue about the several parking spaces that appear to have slope change (due to the contour lines). He questioned if these were appropriate parking spaces and asked if leveling would be done. Lanoue stated that the whole lot is level, graded toward the back. Panciocco agreed that the plans were not reflective of the actual site and that it would need to be addressed.

Lanoue apologized for not catching the errors and said that he is not familiar with looking at site plans.

Brodbine asked if the buffers that were previously needed were permeable. Corliss stated that the lot is a gravel lot, so it does not impact the impermeable coverage.

Parisi asked about the new signage that was presented. Panciocco stated that the electronic signage would only change once a week, at most. Parisi commented that the signage would need dimensions on the final site plan. Panciocco confirmed that the signage would not roll or flash. Bissell asked if the sign would be lit all night, Lanoue stated that it would be. Bissell questioned if this would be impactful to the surrounding properties. Lanoue stated that it would be no brighter than a gas station sign. Bissell stated that she believes an electric sign on at all hours would be offensive. Panciocco asked what would be offensive. Corliss asked to have what the lumens or candlepower of the lit sign would be from the sign company.

Gordon Fuller, an abutter, stated that, in the past, the lights in the showroom are quite bright and he was worried about the new lighting. Corliss stated that Fuller could contact code enforcement about lighting that is not in compliance. Corliss asked if the Fullers could see the light bulbs or the lit parking lot. Lanoue stated that the existing lights are not in compliance, but he does not use them.

Panciocco asked if it would make sense to get a rendering with more information about the sign and to bring it back to the board. Parisi stated that given the discussion on lighting, he believes that it would be helpful have the lighting on the property identified on the reconfigured drawing. Brodbine said that because the property has non-conforming lighting, he believes that a lighting plan should be submitted. Corliss stated that he believes that there is a level of illumination that will fit everyone's needs. Corliss stated that he hoped that the lighting could be on the plan as well as a statement on the plan that shows the lighting will be cut off prior to the property line; Corliss would like to see an adequate level of brightness established to protect all parties. Panciocco noted that she believes the sign company can help to provide these numbers. Laskowski said that believes that the lighting also needs to be adequate for security issues.

Waivers were discussed.

1. Lighting Plan. No changes to the existing lights are proposed.

Joe Parisi made the motion to deny the waiver for the lighting plan, Joe Brodbine seconded the motion. The Board passed the motion unanimously via roll call.

2. Soil Erosion and Drainage Plan. No changes to the drainage or lot are being proposed. Brodbine said that he does not believe that the board can make an informed decision regarding a drainage plan, because the proposed site plans were not accurately showcasing what Lanoue plans to do with the property, according to the narrative that Lanoue is presenting. Parisi agrees with Brodbine. Bissell pointed out an area in the plan that stated they will be removing gravel. Lanoue stated that this is not, in fact, his plan, and that the drawing is not accurate. Parisi would like to see

the approved 2018 plan as well as what is being proposed. Parisi noted that the parking has already been changed to mimic the proposal.

The waiver for a soil erosion and drainage plan was not approved at this time.

Laskowski asked about the parking delineations on the plan and asked about the practical application because Lanoue can move cars as he sees fit. Laskowski asked if the board is looking at hard and fast parking locations or simply the number of spaces on the lot. Lanoue stated that cars will be parked in the general location but may be put at different angles. Corliss said that he thinks it may be advantageous to show an area for parking spaces, instead of the exact location of the parking spaces. Brodbine stated that the customer and employee spaces should stay delineated, but he would like to see display area for the merchandise marked on the plan instead. Bissell agreed that this would make the plan less complicated. Laskowski pointed out that Lanoue would need to maintain emergency access and fire lanes but should be able to park his merchandise in an orderly manner as he sees fit. Parisi said he thinks that there is some conflict with a previous plan, because the previous application stated that a screen of arborvitaes to screen the property. Corliss stated that he believes that that is because of the previous zoning board variance given. Parisi said that he thinks the new plan should reflect the changes and encourages a review of the landscaping. Laskowski said that he thinks that it would be a good neighbor policy to keep some aesthetic on the commercial site. Brodbine said that you can see the cars currently from the road, even with the landscaping. Lanoue stated he would like to keep the arborvitaes. Parisi stated that previously, there was a lot of public input about the screening, and he would encourage Lanoue to keep them.

Brodbine asked the board if anyone had any problems with the actual change in use plan. Parisi said that he does not think that he has any right to deny the change in use but needs a site plan that reflects the proposal. Corliss commented that an accurate site plan is imperative. The Board does not generally have any issues in the actual change of use application.

Laskowski asked if the sign could be modified to fit the small-town aesthetic a bit more. Lanoue stated he would be willing to turn the sign off at a certain time each evening and this will be reflected in the next plan he presents. Lanoue said he will be away for the next Planning Board meeting and will also need some time to prepare, prior to coming back in front of the board.

Joe Parisi moved to continue the public hearing to July 18, 2022, at 7:30 in the John McKeon Meeting Room at the Chesterfield Town Offices. Steve Laskowski seconded the motion. The motion passed unanimously.

Items for Discussion

Review for Completeness – Graves – Lot Line Adjustment (Map 8, Lots C 12&14)

Complete plans were not available for the meeting and the application was not reviewed. Corliss commented that the board will need to make sure that the abutters list is up to date when an application is submitted.

Capital Improvement Plan

Bissell presented the final draft of the Capital Improvement Plan (CIP), she has sent the plan to all the departments asking for any revisions, there were not any responses, so it is presumed to be complete. Parisi commented that as a member of the budget committee, he has not seen the CIP, so he is wondering if it has been able to be properly reviewed. Laskowski commented that the CIP is a tool for the Budget Committee to use, but they do not have input in the plan.

Bissell asked if the Secretary could distribute the final copy to the various town departments and committees, she will provide the Secretary with a list of emails. Bissell and Shippee were thanked for their continued work on this project.

Joe Parisi made the motion to approve the 2022 Capital Improvement Plan as presented as of June 6, 2022. The motion was seconded by Steve Laskowski, and it was passed unanimously via roll call.

Trustee Owner Authorization Form

Bissell asked if, going forward, the Board will have Trustee sign an Owner Authorization Forum. Corliss stated that provided a Trustee is presenting the application, no other authorization is needed, he has had a discussion with the town council to confirm.

Items for Information

Other Business

Date of July Meetings

Question was raised regarding the July meetings because the first meeting of the month is July 4. Corliss stated that the board will decide at the next meeting if we need to add a second meeting during the month of July, or if one meeting is sufficient for the month of July.

Items for Signature

The Capital Improvement Plan will be signed electronically.

Adjournment

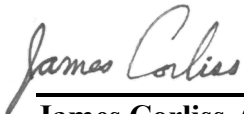
Joe Brodbine moved to adjourn at 10:00 P.M. The motion was seconded by Fran Shippee and passed unanimously.

The next meeting will be held at 7:00 PM on June 20, 2022, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating
Planning Board Secretary

Approved by:



James Corliss, Chair

22JUN2022

Date