

Planning Board Minutes 05/17/2016

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MONSON PLANNING BOARD
MINUTES MAY 17, 2016

MEMBERS PRESENT: Craig Sweitzer, Paul Hatch, Tara Hengeveld, Karen King and Marilyn Gorman Fil.

ALSO PRESENT: Dan Laroche, Town Planner

7:00 Tara Hengeveld moved to accept the minutes of April 19, 2016.

Karen King seconded the motion.

It was so voted, unanimous.

Craig Sweitzer questioned what was happening with a private garage bylaw.

Dan Laroche stated he had not spoken with anyone recently concerning such a change to the Zoning Bylaws. He believed that a Town resident was working with his legal counsel on a change to the bylaws and would come forward with a bylaw.

7:15 Craig Sweitzer convened a public hearing for a Special Permit as provided by Section 4.2 Water Supply Protection District, a Special Permit as provided by Section 6.19 Stormwater Water Management and to review a Site Plan to extend the existing paved parking lot as required by Section 7.4 Site Plan Approval of the Monson Zoning Bylaws for the Monson Free Library and Reading Room Association 2 High Street. The applicant proposes to extend the existing paved parking lot onto recently acquired abutting property.

Also Present: Hope Bodwell, Library Director, Jeff Roberts, President Board of Directors and Donald Frydryk, Sherman & Frydryk, Land Surveying & Engineering.

Craig Sweitzer read the legal notice as it appeared in the Journal newspaper May 5 & 12, 2016.

Donald Frydryk made a presentation to the Board stating the Monson Free Library acquired the abutting property at 85 Main Street and removed the residential structures. It is proposed to expand the existing parking lot at the Library from 12 parking spaces to 23 parking spaces using the property they now own (formerly known as 85 Main Street) an increase of 3,450 square feet. The application includes a request for a Special Permit as provided by Section 4.2 of the Monson Zoning Bylaws because the property is located in the Water Supply Protection District and a request for a Special permit as provided by Section 6.19 Stormwater Management because although the increase is less than one acre it is part of a larger plan of development that will ultimately disturb equal to or greater than one (1) acre of land draining into the Town of Monson's municipal separate storm sewer system. The development will result in a fifty four (54%) percent increase in impervious area. Donald Frydryk stated the Town retained the services of Tighe & Bond for an independent review of the application including drainage calculations.

Tighe & Bond Comments.

1. Tighe & Bond concurs that the site is within the Town of Monson Water Supply Protection District and is subject to the provisions of Section 4.2 of the Zoning Bylaws. The impervious surface coverage on the site is in excess of the fifteen (15%) allowed in Section 4.2.6C and a Special Permit filing is necessary.
2. The design complies with the dimensional setback and density regulations of the Zoning Bylaws.
3. The application contained the required calculations and documentation necessary to review compliance with the Massachusetts Stormwater Management Standards. A revised hydrologic analysis dated May 13, 2016 was submitted. The revised analysis had minor impacts on proposed conditions peak discharge rates and the design complies with the MassDEP Stormwater Management Standards.
4. Sheet 1 of The Existing Conditions plan shows a fifteen (15) inch pipe flowing from Catch Basin (CB) #102 with an invert out elevation of 425.55. This pipe flows to Drainage Man Hole (DMH) #103 with a downstream invert elevation of 425.84, the negative slope on this pipe is not advisable.

Donald Frydryk stated the existing CB #102 will be removed to give a positive slope and the pipe will be tied in beyond the catch basin.

5. Sheet 1 of the Layout Plan indicates that the infiltration system will have an outlet to CB #102 which is indicated to be removed. The Project Manual & Drainage Report indicates that the outlet will be connected to DMH # 103, the Plan or Report should be revised to clarify the design intent.

Donald Frydryk stated CB # 102 is to be removed and a note will be added to the Plan that the intent is to tie into DMH #103.

6. An existing sewer line is shown on the plan and appears to cross two of the proposed drain lines and run almost directly through the proposed infiltration system. The applicant should clarify the status of the sewer service and if it is active reorient the system to allow for more clearance from the infiltration service.

Donald Frydryk stated the sewer line has been abandoned and capped.

7. The location of the existing gas line that is within the excavation for the parking lot expansion should be highlighted on the drawings.

Donald Frydryk stated the gas line was picked up based on dig safe markings.

Donald Frydryk stated a row of arborvitae is proposed along the southerly line of the parking lot.

Gail Bailey stated she was attending the meeting on behalf of James Corcione, 87 Main Street, who was unable to attend, but had concerns a screening and lighting barrier.

Craig Sweitzer read a letter from Mr. Corcione requesting the Board consider asking the applicant to plant a staggered double hedgerow with a barrier between the hedgerows to block the lights from vehicles parking in the extended parking lot and to place lights to the front and rear of the parking lot.

Donald Frydryk stated it is proposed to plant a similar hedgerow to what is there now.

Hope Bodwell stated the arborvitae would be 4-5 feet in height when planted.

Dan Laroche questioned the distance between the plantings?

Hope Bodwell stated she had a quote from BB Landscaping but did not have a drawing of the landscaping.

Donald Frydryk reiterated it is proposed to plant a single row of arborvitae.

Craig Sweitzer questioned the depth?

Donald Frydryk stated 6-7 feet at the narrowest point.

Steven O'Neill, 90 Main Street, stated his property is across the street from the Library and he was concerned with lights from the parking lot shining into the screened porch on the side of the property. He questioned if any screening was proposed along the front of the property?

Paul Hatch questioned when the Library was open?

Hope Bodwell stated in addition to the day hours the Library is open until 8:00 P.M. two nights a week.

Craig Sweitzer questioned the guidelines for abutting property?

Paul Hatch stated the facility is a municipal use.

Jeff Roberts stated the property is privately owned but operated by the Town.

Hope Bodwell stated the Library Association owns the property.

Dan Laroche stated Section 5.2 Commercial Development & Landscaping references Village Center development and gives the Planning Board discretion, as to the necessity of landscaping on the street side.

Hope Bodwell reiterated the Library is open late two nights a week.

Craig Sweitzer stated it appears it would be low impact.

Gail Bailey stated it is dark at 4:00 P.M. in the winter.

Donald Frydryk stated the intent is to extend the landscaping that is there now.

Craig Sweitzer questioned if that would affect sight lines for vehicles entering and exiting the Library?

Dan Laroche stated the bylaw does not specify shrubs just an eight feet wide buffer.

Paul Hatch stated it is not the intent to block the view. The idea is to break it up and make the view from the road more appealing.

Hope Bodwell reiterated they would continue the landscaping they have now.

Craig Sweitzer stated safe access must be maintained from the roadway.

Craig Sweitzer read a letter from John Morrel, Highway Surveyor stating he had no objections to the plan as proposed. Initially he asked that the applicant look into the possibility of moving the entrance to the Library to the southerly side of the lot but the grade would be too steep.

Gail Bailey stated shrubs do not block light.

Craig Sweitzer stated the single row of 4-5 feet high arborvitae proposed along the southerly side of property conforms to the requirements of the bylaws.

Paul Hatch stated the bylaw refers to landscaping that does not necessarily mean a buffer.

Steven O'Neill stated aesthetics matter and his concern was the impact on the use of his screen porch which is right across the road from the parking lot expansion.

Gail Bailey stated Mr. Corcione is asking for something approximately four feet high behind the proposed arborvitae on the south side of the property to block the vehicle headlights from shining into his property.

Craig Sweitzer stated it is a use that is allowed by right and is a low impact use. The applicant intends to extend the existing landscaping along the road and to plant arborvitae along the southerly property line.

Donald Frydryk submitted a lighting plan that showed spillage from the lights to abutting property. On the south side of the property the spillage is zero at the property line, along the front property line on Main Street there is a small amount of spillage 1.2, and along the westerly property line the spillage is zero. The poles are eighteen (18) feet high with a single light arrangement.

Dan Laroche stated the lights have a cut off similar to those in the parking lot at 110 Main Street.

Jeff Roberts stated the lights would be on all the time for safety and security reasons.

Craig Sweitzer read a letter from Craig Jalbert, Water & Sewer Superintendent stating he reviewed the plans and his only comments were that the existing water service must be cut and capped at the water main. The sewer service has already been cut and capped to the satisfaction of the Water & Sewer Department.

Hope Bodwell stated the Library promised it would cut and cap the water when they were doing the site work.

Tara Hengeveld questioned if there were any evergreens included in the landscaping such as holly?

Hope Bodwell stated at present they have a variety of tall grasses but an evergreen such as holly sounded like a good idea.

Gail Bailey questioned the process with regard to the public hearing and after?

Craig Sweitzer stated once the Board closes the public hearing it has thirty (30) days in which to vote. The Board may vote on the night of the public hearing or take the thirty days.

Paul Hatch stated in some instances the Board continues the hearing to its next regularly scheduled meeting.

Craig Sweitzer questioned as far as plans go does the Board want to see some type of detail on the landscaping along the street?

Donald Frydryk stated he would add the light locations to the plan, a note to clarify the proposed connection to DMH #103 to ensure the correct pipe slope, and a note regarding the capping of the existing water line.

Paul Hatch questioned what happened with snow removal?

Hope Bodwell stated they try not to remove snow because it is so costly. If it starts to seriously impact parking spaces they do remove it.

Jeff Roberts questioned if the Board would give its approval contingent upon receiving a revised plan?

Dan Laroche stated if the Board feels it should review the landscaping plan the hearing should be continued.

Hope Bodwell stated the Library would have no problem including holly bushes with tall grasses and other shrubs.

Gail Bailey questioned if a buffer of twenty four arborvitae in a double row would be included on the plan?

Craig Sweitzer stated the plans show a single row.

Gail Bailey stated the abutter is asking for a double row of trees.

Craig Sweitzer stated the Board is not compelled to go beyond the requirements of the Bylaw.

Hope Bodwell stated along the front there would be a mixture of grasses, lower shrubs, flowering shrubs and perennials. She stated the Library would like to move forward as soon as possible with the parking lot.

Steven O'Neill stated he would like to see a copy of a plan showing bushes and other plantings sufficient to obscure headlights shining into the porch area of the house across the street.

Hope Bodwell stated she would be happy to meet with Mr. O'Neill to work something out

Paul Hatch stated he wanted to be clear that the proposed landscaping will not screen or block lights it will just break it up.

Steven O'Neill stated he understood that the criteria of the Bylaw was not to block headlights just to soften the appearance.

Craig Sweitzer stated the Board has to keep in mind the safety of the Library patrons and employees when discussing screening and lighting.

Steven O'Neill stated he would like to see holly bushes across from the porch area of his property.

Hope Bodwell stated she did not want to make that corner of the property dark for obvious security reasons.

Paul Hatch stated the note added to the plan should state the applicant will continue the landscaping it currently has, with the addition of other plantings to visually soften the appearance. The purpose of this is not to screen headlights.

Craig Sweitzer stated a note should be added to the plan regarding the connection to DMH 103 to ensure the correct pipe slope is achieved. Additionally add a note to the plan to abandon the existing water and sewer services to the former house that was located at 85 Main Street per the Monson Water & Sewer Department standards.

Donald Frydryk stated he would add a note to the plan to clarify the landscaping.

Karen King moved to close the public hearing at 8:30 P.M.

Tara Hengeveld seconded the motion.

It was so voted, unanimous.

Paul Hatch moved to grant a Special Permit as provided by Section 4.2 Water Supply Protection District of the Monson Zoning Bylaws for the parking improvements proposed by the Monson Free Library.

Craig Sweitzer seconded the motion.

The Board determined after review of the plans and documentation submitted with the application by independent consultant David Loring, P.E., ENV SP, LEED AP Tighe & Bond that the intent of the bylaw, as well as specific criteria, are met.

It was so voted, unanimous.

Paul Hatch moved to grant a Special Permit as provided by Section 6.19 Stormwater Management of the Monson Zoning Bylaws for the parking improvements proposed by the Monson Free Library.

Craig Sweitzer seconded the motion.

The Board determined after review of the plans and documentation submitted with the application by independent consultant David Loring, P.E., ENV SP, LEED AP, Tighe & Bond that the intent of the bylaw, as well as specific criteria, are met.

Paul Hatch moved to grant Site Plan Approval as provided by Section 7.4 Site Plan Approval of the Monson Zoning Bylaws for parking improvements proposed by the Monson Free Library.

Karen King seconded the motion.

The Board determined that with the addition of notes added to the plans as follows:

1. A clarification of the proposed landscaping between Main Street and the proposed parking lot.
2. The proposed lights and locations added to the site plan.
3. Clarification of the proposed connection to DMH 103 to ensure the correct pipe slope is achieved.
4. The abandonment of the existing water and sewer services to the former home located at 85 Main Street per the Monson Water & Sewer Department standards.

It was so voted, unanimous.

8:40 Karen King moved to adjourn.

Tara Hengeveld seconded the motion.

It was so voted, unanimous.

Respectfully submitted,

Linda A. H