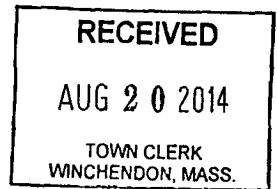


Approved 8-19-2014
DMD

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TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5414

109 Front Street
Winchendon, Massachusetts 01475-1758
PLANNING BOARD
Minutes of Tuesday, July 15, 2014

PRESENT: Chairman Fedor Berndt, Vice Chair Guy Corbosiero, Greg Vine, and Clerk Jay McCrohon.
Planning Agent Tracy Murphy, Planning Director Gerald White, Recorder Doneen Durling.
For Applicant: Brian Humes, Christopher Garcia, and Ted Fiffy
Abutter Beri Barney

MATERIALS: Letter BOS to discontinue Oak Way, Warrant Article Discontinuance of Oak Way, History of Oak Way delivered by the Town Manager, Public Hearing Notice Police Station, Planning Review Impact Statement, Tighe and Bond Site Plan Application, Statement from Corey Bohan, Historical Commission Chairman, Lighting and signage concerns, Letter from DPW Superintendent concerning support for the drainage infrastructure plan, a list of correspondence, sign in sheet.

CALL TO ORDER: 7:00 pm

Pledge of Allegiance

Mr. Corbosiero moved to recommend to the Town Meeting discontinuation and abandonment of the footpath between Pleasant Street and Central Street as it was laid out and accepted in the May 25, 1907 town meeting vote and as is further identified in page 360 of the books of the town clerk of Winchendon with the underlying interest remaining with the town.

Mr. Vine seconded for discussion.

Mr. Corbosiero said the discontinuance and abandonment of the use as a footpath would allow the town access to the police station site. It would also mean the path would be in better condition for pedestrians that use it to travel back and forth.

Mr. Berndt explained that currently the path is difficult for those using wheelchairs. He said what would happen is a nice cement sidewalk that will not end in a parking lot but would go the Central Street's sidewalk. He said there would also be a little garden.
Roll Call vote:

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

7:08 p.m. — PUBLIC HEARING: Site Plan Review Town of Winchendon 72-78 Central Street /Police Station 5B3 Parcel 119 in Planned Development Zone

Special Permit/ Conventional Drain Structures. (4.2.7a Winchendon Zoning Law)

Public Hearing notice read by the chairman

Gerald White introduced Designer Brian Humes

Mr. Humes introduced Civil Engineer Christopher Garcia, and Ted Fiffy, project manager.

The chairman swore in all three.

Mr. Humes explained that in 2009, the town requested a space needs assessment for the Winchendon Police Department. The assessment included spatial needs and site requirements. It was determined that 72 – 78 Central St. would fit the need and the town voted to acquire the site for use as a police station. It was then the task to design something to meet the needs of the PD. Mr. Hume said the project has been going on for a number of years. He said after site plan approval, they would go out to bid. He said the plan was put together in a cooperative manner with help from Mr. White, Ms. Murphy, and the DPW.

He said the need for space requires an addition to the existing building at the rear. They will add a sally port and storage area.

One existing curb cut to the north side of the building would remain as an entrance to the sally port addition. To the south there is a curb cut not in a safe location. The curb cut would be located on Central St. to give access to public parking and also access for staff and official vehicle entry. Additional official vehicle parking would be located to the west and would utilize the access out onto Pleasant St.

The Oak Way pedestrian access would be used, but they would construct the pedestrian walkway so it is safe and more accessible.

Mr. Garcia explained the Civil Engineering piece of the application using the site plan. He said the existing site is 95% paved. With the new lot lawn area, impervious area would add up to 68%. He pointed to the curb cuts on Central, and said currently there are 3 curb cuts.

In terms of utilities, the building has a 1" water service, and a 6" sanitary service. It is a flat roof building with interior roof drains. There is an 8" storm drain that also leaves the building out to Central St. In terms of storm drainage, the site is graded from Pleasant St. toward Central. There are two existing catch basins on the south side that don't do

anything. They are full and have no known outlets. The water from the parking lot flows into Central St. and is collected in the street drains on Central. There is a catch basin on the west smaller side of the building, which discharges, they believe, into a stone boxed culvert that originates west of Pleasant St., comes through the properties and continues down Walnut, ultimately into the pond. There is no treatment from the catch basin that meets today's standards, so the water is collected and discharged directly.

Mr. Garcia showed the proposed layout plan and pointed to the sally port addition, where the north curb cut from Central would be used as the sally port access strictly for police officer use.

There would be one 24' public use entry and egress from the parking area exiting from Central St.

There would be a lot in back for municipal vehicles. A 15' wide access was also created from Pleasant St. for authorized vehicles only. There is a new concrete sidewalk created that would be on the south side of the property line adjacent to the existing building. Central St. would have all granite curb cuts, all accessible. There would be accessible grading in the parking area.

On the west side lawn area the dumpster would be located with a 6' high chain link fence with privacy slats. There is a diesel-fired generator for the station with a belly tank with a double wall for containment of the diesel fuel.

The two existing trees in the front would be taken down. He said they would be replaced with Japanese lilacs. Two Chinese elms would be planted in the back. Tighe and Bond suggested snow storage in the green areas.

Along the north and west property line there would be a continuous 6' high chain link fence with privacy slats. There would be an evergreen shrub buffer along the west and south property lines against the abutter.

Because of the use, there would be a new domestic water service. There would be replacement of the pipes increasing it to 2". The building would have a full sprinkler system. There would be a new fire service from Central St. The existing sanitary and roof drainage will be maintained. Because there is vehicle parking in the Sally Port, there will be floor drains as part of the plumbing. The drains will pass through and oil/water sand separator, and a new service would be connected to Central St. for that sewer.

There are two existing electrical poles. Some old utility poles would be taken down and new LED poles constructed. Lights can be dimmed per schedule.

As part of the special permit they have requested to do standard drainage. Borings taken showed a high water table. The DPW informed them that the ground water was close to 2' from the grid. In terms of infiltration it is a poor type C soil. There is no infiltration proposed as part of the drainage. The upper parking area will grade so the storm water flows into the two catch basins equipped with water quality inlets so there is an 80% TSS removal out of the parking lot, draining the solids down and allowing the clear water to go into the drain. It would be a standard 12" pipe. The troubled Central St. culvert would be replaced with a 36" pipe equal to the diameter, which discharges into the pond. The front parking lot would drain onto Central, which is how it drains currently, but the project would reduce the area draining onto Central.

The new plan increases the impervious area.

Mr. Corbosiero asked to go over the Tighe and Bond concerns.

Tighe and Bonds first concern was the layout of a certain culvert.

Mr. Garcia noted that the 12" pipe is coming into the square box culvert at an angle. He said the detail could be improved. Mr. Garcia explained that obviously the angle was at issue with the square box. He said the manufacturer could recast the structure to open up the corner.

The second concern was a part of the site plan on the northwest side of the building where lilac bushes would be planted possibly where a snow storage area should be located.

Mr. Garcia and the board noted the bushes would be moved to address the concern. Tighe and Bond had concerns over issues of water flow as it pertains to the Wetlands Protection Act.

Ms. Murphy noted that Conservation Agent David Koonce wrote to express he had no comment because there were no wetland issues in the project.

Tighe and Bond expressed concern for abutters of the box culvert. Mr. Garcia said that when the excavation happens sheeting would be avoided and Athol savings Bank would be contacted.

The board said ASB works well with the town.

The next concern was over grading of the sidewalk and parking lot at the southwest corner of the existing building. T&B stated it would be raised approximately 18" above existing grade. The architect design should address structural issues.

Mr. Humes said those issues have been addressed.

Tighe and Bond had concerns of the grade for handicap access parking.

Mr. Garcia said it was the intent to have it accessible. He said grading would be reviewed to make sure it meets the standard of the law with a maximum of a 2% grade.

He said there would be 33 total spaces and the requirement for 2 accessible handicap spaces.

Tighe and Bond questioned the grade from the sally port exit calling it a rough grade transition. Mr. Garcia said they were trying to meet the grade of the existing building. He told the board they would review the grade to make sure it is no issue.

Mr. Vine asked for a definition of sally port.

Mr. Humes defined it.

Tighe and Bond expressed that storm drain calculations were not provided so it was not known whether the storm drains could support hydraulic capacity for the proposed run off from the site.

Mr. Garcia said they could provide those calculations.

Tighe and Bond said the peak run off calculations were not consistent with hydro-cad generation.

Mr. Garcia said in the drainage analysis there is a breakdown of storm run off rates. He said someone inserted the wrong existing condition so the print out was incorrect.

Mr. Garcia said the correct print was already complete.

Tighe and Bond asked about an increase of impervious surface, and an increase of peak surface run off would create possible post development issues. Mr. Humes said it has been a concern and was discussed with the DPW superintendent. Drainage was designed with his recommendations because of the high ground water conditions on the site. It is why a special permit was requested.

The board addressed concerns written by Winchendon Historic Commission Chairman Corey Bohan who stated the signage does not fit the historic motif of the structure. He also had concerns over lighting, awnings, windows, doors, light poles, curbing, and fencing.

Ms. Murphy said Gerald White would attend the next Historic Commission's meeting. The chairman said the Historic Commission was the only board expressing concerns.

Mr. Humes said architecturally there were not many changes to the building.

He said he had no objection working with the town to come up with a suitable plan to maintain the historic perspective.

Mr. Vine said the lighting should assure the safety of the public.

Mr. Hume said signage was important to identify the building properly and quickly for someone needing assistance.

The chairman pointed out that under standard conditions he believed the performance guarantee should be waived because it is a town project.

Mr. Hume said the contractor would have his own performance guarantee.

Ms. Murphy informed the board that a waiver is sought for the maximum impervious surface.

The chairman said the planning board would be required to grant a waiver for the maximum impervious coverage of 70% in a PD Zone as allowed by section 7.2.7 of the Winchendon Zoning Bylaw. Under the site plan rule it should not exceed 74.37%

Mr. Corbosiero moved to approve the waiver/ Mr. Vine seconded.

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

Beri Barney, abutter from Pleasant St. expressed concern about landscaping and fumes, noting she would be viewing the new driveway in and the walkway from her home. She believed construction would include a parking lot and feared fumes from a parking lot are carcinogenic. She stated the lot would take away from the resale value of her home. Ms. Barney was assured there would be no parking lot in the current plan, but there would be a drive and cement walkway for public access. The lot next to the dentist office would remain green space. The board said sometime down the road if there were an intention to turn it into a lot by the Redevelopment Authority, it would have to go through a process before the board.

Mr. McCrohon said he believed that the Japanese lilac bushes planned for the entrance would be inappropriate because they would be too "floppy" He said he had other suggestions that might fit the site and be more appropriate for conditions. He said a street tree that would give shade.

Mr. Hume said the species were recommended by the town to incorporate into the design. The designer had no objections to changes. He suggested the recommendations be sent to John Deline.

Mr. Corbosiero asked if the driveway transition on the apron was flush with Pleasant St. His concern was the flow to Pleasant St. Mr. Garcia said there was a catch basin. Mr. Corbosiero asked about snow removal.

Mr. Hume said there would be none on the neighbor's property. There are locations for snow storage on site. There is also a maintenance plan and steps for implementation of snow removal.

Mr. Vine asked if there was an anticipation of New England weather creating a skating rink in the parking lot.

Mr. Garcia said that in the calculations were for the hundred-year storm to make sure the drainage would have the correct capacity.

The chairman said that parking near the sally port could have potential issues.

Mr. Hume said that coming out of the sally port, the officers would be going at a slow rate of speed and would have to accommodate anything in front of them, so those backing out of the three spaces of concern would not be a concern.

Mr. Garcia assured the board that during construction, silt fences would be in place so no silt flows towards the streets.

He said catch basins would have sediment bags, and the contractors would be monitoring them.

Mr. Vine expressed concerns about visibility and speeding from the facility. He asked if there would be speed bumps.

Mr. Hume said police getting a call would already be out on the street.

Ms. Barney said she has already seen the PD responding and speeding from the station on Pleasant St. She had concerns about flashing lights.

The chairman said what he understands is that vehicles would enter Pleasant "casually" and once on the street turn on the lights when responding.

He said he would get further information for the abutter.

Mr. McCrohon asked if there was a possibility of having a warning light for traffic.

Mr. White said it could be studied. He said the MRPC could be contacted to see how other communities have addressed the issue.

Ms. Murphy said the town was allowed free traffic studies through the MRPC.

The chairman asked if there was more information needed.

Mr. Corbosiero moved to close the site plan and special permit hearing/second by Mr. Vine

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

DISCUSSION

Mr. Corbosiero said he believed the plan was pretty clear.

Mr. Corbosiero moved to grant the Special Permit for the Conventional Drainage Structure located at the Police Station 72-78 Central St. Assessor's Map 5B3 /second by Mr. McCrohon.

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

DISCUSSION SITE PLAN APPROVAL SPECIAL CONDITIONS

Mr. Berndt read special conditions out loud.

The board talked about regulating lighting complying with code, as it should stand out as a public safety building but using historic lighting as suggested by the historic commission.

May was substituted for shall for awnings and lighting conditions.

The waiver for the town as applicant was added.

Mr. Vine moved to approve the site plan as presented with special conditions listed/ Mr. McCrohon seconded.

DISCUSSION

Mr. Corbosiero said the approval would include completed information addressing the Tighe and Bond concerns.

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

ANR — None

UMASS DOWNTOWN REVITALIZATION

Ms. Murphy delivered the budget to the board. She said the Redevelopment Authority approved the \$875 for the study, and the Planning Board would also need to invest \$875. Mr. Vine said if the Redevelopment Authority was investing in the project, the PB would be foolish not to step up.

The budget allocated for the year is \$6,000.

It was discussed the funding could be found in the office supplies, and in January it could be determined where to adjust.

Mr. Vine said he believed it was important and did not see a downside.

Mr. Corbosiero moved to appropriate \$875 as a deposit for the study of the downtown revitalization/ second by McCrohon.

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

Mr. McCrohon shared a historic photo of the downtown as it once looked, noting the trees.

MASTER PLAN COMMITTEE UPDATE

Ms. Murphy said the Chairman Penny Maliska has agreed to prepare a monthly paragraph for a Planning Board update.

They said Miranda Bishop the new appointee, is a student at Murdock going into her senior year. It was agreed that when she turned 18, she would be a voting member.

Master Plan members have signed on the separate sections and will move to form subcommittees to address those sections.

MINUTES: July 1, 2014

Mr. Vine noted that it showed he abstained in a vote to approve a waiver when in actuality he voted No.

The final count reflected his no vote, but his individual vote was recorded as abstained. Corrected.

Mr. Corbosiero noted that the chairman's conflict disclosure on his signing of a contract was missing the word contract. The missing word was applied.

Mr. Corbosiero moved to approve the minutes as corrected/ second by Mr. Vine

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

CORRESPONDENCE

ZBA issue and BOS issue

MRPC/MJTC REPORT

Mr. Corbosiero said no report — no meeting.

Mr. Berndt said he would be attending the MJTC meeting Wednesday evening. There was no report to offer.

The chairman asked if there was any other business.

Ms. Murphy gave an update on the Bethany Bible Chapel. She said David Boudreau came the very next day after the last meeting to address concerns.

The chairman asked if there was any word on the Ramsey Auto site plan.

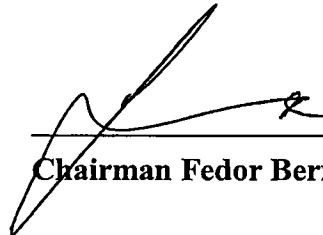
Ms. Murphy said she had heard nothing

The chairman said he had heard Nick's Automotive was seeking a Class III license.

Mr. Vine moved to adjourn/ Mr. Corbosiero second

Corbosiero (Y) Vine (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

ADJOURNED: 8:54

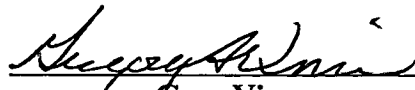


Chairman Fedor Berndt

Clerk James McCrohon



Vice Chair Guy Corbosiero



Greg Vine