

Minutes of Planning Board Meeting
Town of Whately, MA
Town Offices Building, 4 Sandy Lane
June 26, 2018

Members Present: Don Sluter, Nicholas Jones, Judy Markland, Sara Cooper
Members Absent:: Judy Markland, Helena Farrell

Attending:

Bill Swasey, Yankee Candle Company, 102 Christian Ln.; Michael Gagnon, Yankee Candle Company

I. Call to Order, 7:00 p.m.

The meeting was not recorded.

II. Approval of Minutes

Review of the minutes of April 17, 2018 was postponed to the next meeting in order to include amendment information from Judy Markland.

III. New Business:

a. Request to waive site plan review for Yankee Candle work at 102 Christian Lane

William Swasey, Director of Facilities at Yankee Candle, and Michael Gagnon, Senior Project Specialist, Civil Engineering, of the engineering firm Milone & Macbroom, described their company's planned work on the concentrator ventilation pad at the east side of the 102 Christian Lane building. They said the goal of the project is to reduce the smell that escapes from the building by capturing more odor than is currently captured.

Using large plans on an easel, they explained that they had conducted a site survey and performed a comprehensive geo-technical investigation. All the land involved is impervious, they said, so drainage is not adversely affected. Points addressed included traffic patterns, use of barriers, construction of the pad, ductwork for the air handling units, and noise (which will be less than the current level). They said they would like to start work in a week or two. When the board commented that it would have been better if the representatives had come in for this meeting a couple of months ago they replied that they did not have much notice themselves about the project, which their New Jersey headquarters had only begun planning in March or April.

The board's comments included these points:

- The board has never waived a site plan review for a project of this size, but the odor and noise reduction is all positive.
- There is no change of use, and the public will not even notice the project results
- the board might hold a less formal public information session, but few would attend it.

Don suggested the applicant arrange for The Recorder to run a story about the project to inform the public, and they agreed. Don moved to waive formal site plan review. Nicholas seconded, and the board voted unanimously to waive the review. Nicholas asked Bill Swasey to email Don when the story is to run, so that the board can read it.

b. Update Zoning Map

Don explained clarification improvements he wanted to make to the zoning map, including: deleting color on AR/2 of the zoning map, to improve clarity and because it will reduce the size of the pond at the bottom right as well as adjusting the look of another element, to improve accuracy. He asked the board whether they want him to proceed with the changes, and the board agreed.

IV. Other

No other topics

V. Planning Board Mail

The board reviewed the mail.

VI. Next Meeting Date – July 31, 2018 (if needed)

VII. Adjournment: At 7:50 pm, the board voted to adjourn.

Documents Reviewed (kept in the Planning Board files)

1. An aerial view of the property at 102 Christian Lane, with a label indicating, “Proposed Concentrator Ventilation Pad”
2. A 4-page set of plans detailing the project and headed, “Yankee Candle Concentrator Ventilation Pad”, prepared by Milone & MacBroom
3. A Two different 3-page documents detailing the two air handling units, each headed,
“The New York Blower Company
Fan-to-Size
Fan Selection Detail

Mary McCarthy
Secretary
Planning Board
Town of Whately, MA