

Minutes of Planning Board Meeting  
Town of Whately  
Town Offices Building, 4 Sandy Lane  
November 29, 2016

Members Present: Don Sluter, Judy Markland, Nicholas Jones, Sara Cooper, Fred Baron  
Members Absent: none  
Staff Present: Mary McCarthy, Secretary

Attending: George Goodridge, 113 Chestnut Plain Rd.; James Malery and Chip Campbell, of Orchard Trailers, 78 State Rd.

Call to Order, 7:00 p.m.

The meeting was not recorded.

I. Public Hearing – Goodridge Route 5 Site Plan Review

George Goodridge presented a preliminary plan for his concrete products business to be located at 88 State Road (Routes 5 & 10). Among the points discussed:

- One building for offices and the warehouse, one for the production facility
- Parking in front for visitors and initial employees, with additional employee parking toward the rear and space for trucks alongside the building
- Hours of operation: 7:00 am – 4:00 pm
- Lights: the few needed are shown on the plan, and are on both timers and motion sensors; no yard lights needed.
- Planted privacy screen area shown on plan; the Board called for a good mix of plants, such as pine /spruce
- Piles of stored raw materials to be stored out back; one stone bin, one sand bin are planned to be covered
- Design includes room for tanker trucks to turn around
- Gravel to cover most of the area, with hopes for pavement in front
- Only a small sign needed, with company name and address
- Design includes a 4 ft Recon Wall System in front, about 10 ft off the property line. Don checked the website for the wall system and found a photo; the board thought the wall in the photo somewhat “massive”, and called for additional plantings to relieve that effect.
- All storm water to stay on the property due to use of a proper drainage system; Mr. Goodridge said they will use the water in their production when possible
- Mr. Goodridge doesn’t plan to close on the property until February
- Don will keep the preliminary plan, to mark it with additional information based on tonight’s discussion

James Malery and Chip Campbell, whose Orchard Trailers business abuts the project, spoke in support of it, saying their only concern is dust. George Goodridge described plans for a vacuum system to handle dust, and for baghouse collection of cement powder. He said the system is contained, and mentioned that his business must follow an EPA regulation for dust in addition to OSHA regulations.

Judy mentioned that the Historical Commission had emailed Don about the project yesterday, and Don said he would talk to Highway Department Superintendent Keith Bardwell about it. George Goodridge said Scott Jackson of the Conservation Commission plans to walk the property with him.

Don closed the public comment portion of the hearing. Judy moved to approve the preliminary plan subject to the approval of the relevant town boards and officials, and subject to the conditions imposed by the Planning Board.

Those conditions include requirements for:

- 1) Plantings in front of the wall
- 2) Dust control
- 3) Mixed shrubs along the north property line

Fred seconded the motion, and the board voted unanimously to approve the project.

## II. OLD BUSINESS

### Pine Plains Conservation Area Sign

Don submitted a sheet with two photos showing the sign as installed. All members of the board approved of it.

## III. Other

Judy suggested that the board send a letter of support for the Massachusetts Cultural Facilities grant application, for the town hall renovation. She submitted a "Town Hall Rehabilitation Summary" illustrated by drawings of the existing and proposed floor plans for the first and second floors, and explained additional details. After some discussion, Don moved to send a letter of support to the Community Preservation Committee. Judy seconded the motion, and the board voted unanimously to send the letter.

Sara mentioned a Valley Advocate ad for the Castaway Club, noting that the ad mentioned new management for the club, but not new ownership. Judy said that Building Inspector Jim Hawkins is well aware of the situation, having told the board that the business is for sale, and having noted that the special permit under which it operates attaches to the original owner.

Judy also informed the board that Town Counsel had been sent the letter asking for an opinion on the farm brewery situation.

3.

- IV. Approval of Minutes  
Minutes of October 25, 2016  
Don moved to approve the minutes as amended. Fred seconded, and the board voted unanimously to approve them as amended.
- V. Planning Board Mail  
The board reviewed the mail
- VI. Next Meeting Date  
To Be Determined
- VII. Adjourn  
Don adjourned the meeting at 8:15pm

*Documents reviewed (kept in the Planning Board files)*

- 1. a preliminary plan labeled  
Proposed Site Development -  
George "Skippy" Goodridge  
Layout Plan  
Route 5 & 10 Whately, Massachusetts  
  
and prepared by Sieruta Engineering, 18 Depot Road, Leverett MA  
  
*(Don Sluter took this plan home with him, to mark it with additional information based on the discussion of tonight's meeting)*
- 2. a 4-page illustrated document titled, "Town Hall Rehabilitation Summary"
- 3. a 1-page document containing two photos of the new sign installed at the Pine Plains Estates Conservation Area

Mary C. McCarthy, Secretary  
Planning Board  
Town of Whately