

Minutes of Planning Board Meeting
Town of Whately
Town Offices Building, 4 Sandy Lane
October 25, 2016

Members Present: Don Sluter, Judy Markland, Sara Cooper, Fred Baron
Members Absent: Nicholas Jones
Staff Present: Mary McCarthy, Secretary

Attending: John Wroblewski, Straits Rd.; George “Skip” Goodridge, 113 Chestnut Plain Rd.

Call to Order, 7:00 p.m.

The meeting was not recorded.

I. Preliminary look at Goodridge Route 5 Site Plan Application

Applicant George Goodridge presented a preliminary plan and explained that having outgrown his Northampton location, he wants to move his business to Route 5 near Tom’s Long Hot Dogs. The manufacturing facility will produce pre-cast concrete products including steps and septic tanks, and a warehouse will afford storage of fittings, railings, etc., with sales made from there. Most sales will be delivered, he said, and most materials will be stored behind the buildings. The business will not require a lot of display (maybe a bulkhead out front, he said), with a small sign for the truck drivers since he doesn’t expect much retail trade. Employees will number seven, he said, and there will be more parking space for customers.

Asked about chemicals, Mr. Goodridge mentioned Liquid Air, and said there will be sand and stone bins kept under a shed roof. The business will close at 4:00 pm, and after-hours lights will be motion-activated and aimed downward. For the formal review, the Board said, lighting details must be included on the plan, along with details about plantings, drainage aspects such as catch basins (important for the Conservation Commission) and the septic system (important to the Board of Health). From the audience, John Wroblewski spoke of his support for both Mr. Goodridge and the project. The board will hold the site plan review at a public hearing at 7:00pm on November 29, 2016. Don advised Mr. Goodridge to bring 5 copies of the plan to the hearing. It was mentioned that an ANR would eventually be necessary as well, but not now because Mr. Goodridge hasn’t yet bought the property.

II. OLD BUSINESS

1. Pine Plains Lot 23 Signage

Don gave out copies of the type of sign that is suitable for Lot 23 at Pine Plains Estates, saying that it should be mounted at the parking lot area. Mr. Wroblewski submitted a photo, and typed text, for what he had in mind. After some discussion, Judy moved to approve a sign to read, "Conservation Area Parking Entrance", with an arrow pointing the way. Fred seconded the motion, and the board voted unanimously to approve. Mr. Wroblewski will send a photo of the sign to Don.

2. Farm Breweries Discussion

Don and Judy spoke with Building Inspector Jim Hawkins about farm breweries. Points of discussion included the definition and requirements of a farm brewery, such as whether the product is what is grown (hops) or what is output (beer). They also discussed the draft Farmstand Worksheet, the percentage of hops in the beer, and the role of the state alcohol regulators in the matter. Judy will draft a letter asking Town Counsel's advice on the situation, including opinions on the definition of "farmstand", on the definition of a farm brewery's product, and on the retail sale of growlers.

III. Other

Judy submitted a draft revision of ANR Form A (for subdivisions not requiring approval). After some discussion, Sara moved to accept the modification draft to read, "four" and "one for the Assessors" in #2 on page 2. Fred seconded the motion and the board voted unanimously to approve the draft with the amendments.

Judy also mentioned that the Castaway Lounge is being sold, and that Building Inspector Jim Hawkins noted that the special permit it operates under is for the current owner.

IV. Approval of Minutes

Minutes of July 19, 2016

Don will email to the secretary a pdf of Roger Trudeau's response to Bill Harlow's previous criticisms of Mr. Trudeau's project, for addition to the "documents reviewed" list. Judy moved to accept the minutes as amended. Fred seconded the motion and the board unanimously voted to approve the minutes as amended.

Minutes of September 27, 2016

Fred moved to approve the minutes as amended. Sara seconded the motion and the board voted unanimously to approve the minutes as amended.

V. Planning Board Mail

The board reviewed the mail. Don read an undated letter from William Harlow RE: Trudeau Flaglot/sidelot access/Common Driveway (to be attached to the minutes of tonight's meeting).

VI. Next Meeting Date

November 29, 2016 (public hearing for Goodridge site plan)

VII. Adjourn

Don adjourned the meeting at 8:20 pm

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

2. a photo of an existing sign at a conservation area, submitted by Don Sluter as an example of appropriate signage for Lot 23 at Pine Plains Estates
3. a photo submitted by John Wroblewski indicating his planned placement of the sign at Pine Plains Estates, along with a drawing showing the placement, and a page of text reading, "Conservation Area Entrance" with an arrow pointing the way.
4. a 2-page draft revision of Form A: Application for Endorsement of a Plan Believed Not to Require Subdivision Approval (ANR)
5. an undated letter received in the Planning Board mail, addressed to Don Sluter and read by him at the Planning Board meeting of October 25, 2016, RE: Trudeau Flaglot/sidelot access/Common Driveway explaining Mr. Harlow's concerns about the procedures being followed for the project of his neighbors, Mr. and Mrs. Roger Trudeau.

Mary C. McCarthy, Secretary
Planning Board
Town of Whately