

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
AUGUST 15, 2011**

ROLL CALL:

Members Present: Joseph Diminico, Chairman
Kevin Dougan, Vice Chairman
Andy Kidd, Secretary
Horace Brown

Alternates: Susan Shanbaum (sitting)
John Chaput (sitting for 2011-025, 026)

Absent: Eric Prause
Anthony Petrone

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
and Wetlands Agent
Ginger MacHattie, Recording Secretary

The Chairman opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

SIEMANS DEMAG DELAVAL TURBOMACHINERY INC. – 80 Sheldon Road – for use which requires parking in excess of 60 spaces, construction of a concrete pad, reconfiguration of an existing storage area and an addition of seven (7) parking spaces – Special Exception (2011-025)

Mr. Kidd recused himself and Mr. Chaput sat in his place.

Mr. Phil Forsley, Fuss & O'Neill, represented the applicant, who wishes to make some changes to the site which include outdoor storage and parking in excess of 60 spaces.

Mr. Ray Slater, Turbocare, explained that the company makes turbine blades and has been at this location for 35 years. The company is prospering and has grown from 40 employees to 110. Outside storage is becoming a problem and he would like to make it easier to get around the back of the building. This past winter made the situation even more problematic; employees could not get to the materials because of the snow. Safety will be improved and an additional 8 to 10 parking spaces will be added.

Mr. Forsley explained the storage will be placed on a heavy-duty concrete or bituminous pad. He displayed a site plan of the existing facility and pointed out the pavement at the back of the building where the materials are currently stored and the landscaped area beyond it. The proposal is to rebuild the area by reconstructing and extending the storage area by 10 feet in the back and 15 feet to the west. Storage racks will store materials and will be eight feet in height. There are now 85 parking spaces; by relocating the storage of materials some parking spaces will be freed up allowing for an additional seven parking spaces, for a total of 92. This will accommodate parking for employees and visitors.

Mr. Forsley noted staff comments regarding the impact on neighbors to the west, which is a residential area. Currently there are plantings on the property line that will be extended by 40 feet. The applicant was careful about the location of the expansion which will be mostly toward the back of the property. He said the storage area to the west is not going any further back.

Mr. Forsley said drainage from the front of the site drains toward Sheldon Road and drainage from the back into dry wells. A new stormwater management system is planned to accommodate a 25 year storm and will include a bioswale. A soil scientist reported there are no wetlands within 100 feet of the site. When Mr. Bordeaux visited the site he had some questions about metal chips he saw on the ground. Mr. Forsley explained the metal work is done inside but the chips have to be put into the dumpsters. He has added a note to the site management plan indicating that personnel must clean up materials that may spill during transport to the dumpsters.

Ms. Shanbaum suggested screening near the gate off of Mill Street may be better on the outside of the fence area rather than the inside as proposed. Mr. Forsely thought the screening could be relocated.

In response to a question from Mr. Diminico, Mr. Forsely said the bioswale will not need to do much filtering so it should last a very long time. A bioswale in a high use area needs to be raked out periodically. The only vehicle access here is a forklift.

In response to a question from Mr. Diminico, Mr. Bordeaux said he was concerned as to what the metal chips consisted of and if they were getting into the drywell. The day he noticed them, he wondered if any activity was taking place outside. It was explained to him that it is easy to collect the chips with a magnet. Mr. Bordeaux said overtime the steel may affect drainage in a similar way as sand when used for road treatment, but he doesn't think there is a contamination issue.

In response to a question from Mr. Diminico, Mr. Forsely said his client would like to leave the question of bituminous or concrete open for cost reasons.

In response to questions from Mr. Brown, Mr. Forsely said the storage racks will sit about 10 feet from the concrete strip and will not extend to the parking spaces. The racks are not covered and the steel does not need to be coated.

Chairman Diminico asked if any member of the public wished to speak in favor of or in opposition to this application. No member of the public wished to comment at this time.

Ms. Bertotti said Town staff has reviewed the revised plans and all outstanding items have been addressed. She had some recommended modifications she distributed to Commission members.

The Chairman closed the Public Hearing portion of the meeting at 7:32 p.m.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1124