

**The Chair called the meeting to order at 7:00 pm.**

**I. Roll Call**

**Present: Ed Magill, Eugene Simone, Chair Joe Cardello, Dr. Lucien Benoit, Steve Parent. Also present: Town Planner Michael Phillips and Assistant Town Solicitor Bob Rossi. Absent: Bruce Santa Anna.**

**II. Site Plan Review (continued from June 5th)**

**Section 5.6.3.10 Wireless Communications Facilities (New antennas on existing towers)**

**Applicant: Metro PCS Massachusetts, LLC;**

**Locations: 187 Iron Mine Hill Road & 575 Smithfield Road**

**Attorney Jackie Slaga was present for the applicant to respond to previous Board questions on the structural analysis and the wind loading calculations. Ms. Slaga referred to letter dated July 3, 2008, which had been submitted to the Board. The letter outlines the standards for cell tower analysis. There are two current standards: F & G. Standard F is the older standard and is used throughout New England. The newer standard (G) is used when tower owner requests it. Structural Engineer Krum (Prasad) Satyaprasad from Bay State Design was present to respond to the Board's questions. The Board discussed the difference between the two standards and whether the G standard supersedes the F standard. Mr. Satyaprasad stated that presently only 1 state has adopted G as the standard. G is more specific in how to analyze wind speed. Ms. Slaga stated that cell tower companies use F standard, and absent a directive, standard G is not run.**

Dr. Benoit asked if the cell towers pose any danger to residents as currently designed. Mr. Satyaprasad stated that there is no danger; they will stand up. Ms. Slaga added that even if the tower did collapse, the pieces don't fly. The towers are designed to collapse upon themselves. The Board suggested that for future projects, the town should decide which standard to use. The town can then give the directive to cell tower owners to run the G standard analysis. Mr. Phillips stated that the tower at 575 Smithfield Road will have to be strengthened anyway and asked the applicant if during this process, they could upgrade the tower so that it will pass standard G. Ms. Slaga stated that she does not know. The numbers will need to be run, but they need a directive from the Board in order for the owner to run the analysis at standard G. Mr. Simone asked if they were aware of any failures on towers analyzed at standard F. Mr. Satyaprasad stated that he is not aware of any in this area. The only failures he is aware of are in areas of hurricane and flood (Deep South), but still very few even in those areas.

Dr. Benoit made a motion to approve the Site Plan review. Mr. Simone seconded the motion. The Chair asked the applicant to run the analysis at standard G, though they approved for F. Ms. Slaga asked if she could work with Mr. Phillips to get something in writing that shows the Board's directive to run the standard G analysis. Mr. Magill asked that the Board get a report as to whether or not the tower meets the latest standard, so the town has knowledge of whether or not latest standards are met. Dr. Benoit withdrew his motion. Mr. Magill made a motion to approve the Site Plan review,

with the condition that the standard G analysis is run on the tower at 575 Smithfield Rd and that the applicant submits a report showing calculations using standard G, and that the applicant upgrades the tower to meet standard G if it is not cost prohibitive. Mr. Parent seconded the motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Simone, Mr. Cardello, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.

### **III. Recommendation on Special Use Permit**

#### **Section 5.6.3.5 Extraction of Earth Products in Excess of 10 Cubic Yards**

**Applicant/Owner: Ryan Brouillette**

**Location: 1028 Providence Pike**

**Assessor's Plat 11, Lot 48**

Ryan Brouillette, owner of the property, addressed the Board. He stated that he needs to take material out of his property in order to create a backyard. Mr. Magill asked if he would be keeping the current shed on the property. Mr. Brouillette stated that if it can be relocated, then he will keep it. The Board also instructed Mr. Brouillette to be sure to stay off neighbors' yard by a couple of feet when removing material. Mr. Brouillette stated that along the side of property to right, a line of boulders will be added in order to lessen the slope and then he will re-vegetate or add mulch to that area. He added that a contractor will be doing the work. The Chair stated his concern for the abutting property on slope and erosion control methods. The applicant stated that erosion control plans will be

submitted to Building Official. He submitted a set of plans to the Board, which were stamped by a professional land surveyor and engineer. These plans were made part of the record. (The applicant will make arrangements to get a copy submitted to Mr. Phillips.) This set of plans will also be submitted as part of his application to the Zoning Board. Dr. Benoit made a motion to send a favorable recommendation to the Zoning Board on the Special Use Permit. Mr. Magill seconded the motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Simone, Mr. Cardello, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.

#### **IV. SITE MODIFICATION – Pound Hill Business Park**

**Applicant: Pound Hill Business Park, Peter Sangermano III**

**Location: 621 Pound Hill Road**

**Assessor's Plat 8 / Lot 299**

**Zoning: Manufacturing (M)**

Peter Sangermano addressed the Board to present his request to modify the Site Plan for Pound Hill Business Park. He plans to replace two unbuilt buildings with one indoor soccer facility. This modification will result in a 50,000 sq. ft. reduction in impervious service. The building will require 259 parking spaces, so one of the outdoor fields will be used for some of the parking. The applicant will need to go to Zoning for a Special Use Permit on the outdoor recreation. The Chair stated that he has some concerns over the placement of the heating and air conditioning system and finds that there is further engineering that needs to be completed for this

project, including having all systems accessible for maintenance. He would like to be sure that landscape design does not hinder access to heating and air conditioning systems.

The Board had a discussion on the parking at the sight. Of the required parking, there will be 192 paved spaces, with 69 reserve spaces on the field. Dan Fossett, the potential owner of the soccer facility stated that they anticipate a maximum of 160 cars in and out at any time. Using all 4 fields, they anticipate 80 cars, and doubling that for in and out traffic as the games switch over, they come up with 160. There are also 67 spaces next door, which can be used, since the busiest times for the soccer field will be during the weekend. He stated that if the extra parking is ever needed, they would have access to the additional spaces. He also stated that if there is an event or tournament planned that will likely result in an overflow of cars, it will be planned for in advance, so that one field can be used for parking instead of for a game. Mr. Magill was concerned with parking and does not want any parking on Industrial Drive. Dr. Benoit made a motion to approve the preliminary site plan modification, conditioned upon the applicant's return to the Board for building review, the drainage review by DEM, and on the approval of the Special Use Permit by the Zoning Board. The motion was seconded by Mr. Parent, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Simone, Mr. Cardello, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.

Dr. Benoit made a motion to send a favorable recommendation to the Zoning Board for the Special Use Permit. Mr. Parent seconded the

**motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Simone, Mr. Cardello, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.**

#### **V. Recommendation on Special Use Permit**

##### **Section 5.4.4 (2A) Day Care Center**

**Applicant: Pound Hill Business Park, Peter Sangermano III**

**Location: 621 Pound Hill Road**

**Assessor's Plat 8, Lot 299**

**Zoning: Manufacturing (M)**

**Peter Sangermano addressed the Board to state that Dr. Day Care has signed a lease to use units 5, 6, & 7 to open a day care in Pound Hill Business Park. This will require a Special Use Permit in a Manufacturing Zone. The Board discussed safety in drop-off and pick-up procedures, including altering traffic flow to have the passenger-side of the car face the building during these times. They also discussed safety issues with having the playground across parking lot. Mr. Phillips stated that DCYF will have to give formal approval before giving license, and they will be looking at those issues. Mr. Parent made a motion to send a favorable recommendation to the Zoning Board for the Special Use Permit. Dr. Benoit seconded the motion, with the amendment that the applicant address the issue of the children's safety when walking to the playground, traffic calming, traffic patterns, and that the applicant receives DCYF approval. The Chair seconded the amendments to the motion. Planning Board vote was as follows: AYE: Mr. Magill, Mr.**

**Simone, Mr. Cardello, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.**

## **VI. Review of Firm Qualifications-Dowling Village Peer Review**

**Mr. Phillips stated that he has submitted information to the Board on engineering firms to conduct the peer review for Dowling Village. Because it is such a large project, he is looking for input from the Board on which firm to go with. Mr. Phillips stated that he is planning on going with PARE for traffic analysis and the fiscal impact has already been completed. The environmental impact and engineering could be done by one firm or split between two. The Board agreed to read through the information and submit their comments or input to Mr. Phillips.**

**A motion to adjourn was made at 8:20 by Mr. Parent. Dr. Benoit seconded the motion, with all in favor.**

**Respectfully submitted,**

**Angela Pugliese**

**Planning Board Recording Secretary**