

Planning Board Meeting
August 19, 2014
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Present: Chair William Nebelski, Dorianne Almann, Alternate George Benedict, Morris Klein, Stefan Zielonko, James MacDonell, Selectman Representative Joan Morel, Dwight Smith. Excused: Clare Hudon.

Chair William Nebelski called the meeting to order at 7:10pm and read the agenda for the continued meeting.

Dave Bergeron from Brickstone Land Use Consultants LLC representing Rt. 63 Country Store explained that the property is nonconforming due to the existing lot size, pavement and building setbacks and the existing commercial use. The store was constructed in 1965, prior to the existing zoning, and became nonconforming with the adoption of the current zoning ordinances.

In December 2013 a site plan was approved for the addition of gas pumps and expanded parking. During construction of the approved plan, an error was made which resulted in the gas canopy, gas pumps and pad being located within the front setback area. The owner wishes to modify the approved plan to allow the constructed gas canopy, gas pumps and pad to remain where they were constructed, approximately 7.9' from the right of way where 35' is required. An area variance was approved by the ZBA tonight.

The owner also wishes to replace the free standing sign and relocate it on the site as shown on the plan. The existing sign is 32 sq. ft., 15' high and is located one foot from the edge of the Rt. 63 right of way. The existing sign is not lit. The proposed new sign will be 32 sq. ft., 20' high and will be located four feet from the edge of the right of way where 15' is required. An area variance has been requested for this location, this application was passed over by the Zoning Board and we would like the Planning Board to consider. The new sign will be internally illuminated and contain a digital panel to display fuel prices. Mr. Bergeron showed the board manufacturer cut sheets for their review. The sign and canopy will display the name "Citgo" and will be red and white.

Hearing no questions or comments from the public the Chair closed the public portion of the meeting and asked for comment from the Board.

Morris Klein asked if the sign would display fuel price only and no advertisements, (yes fuel price only).

Morris Klein made a motion to approve the revised Site Plan as submitted. The plan shows the new location of tanks, pad, canopy and sign. Also approved was the size of sign so a Zoning Board Hearing will not be necessary. This is because the ground and canopy signs will be consistent with local convenience stores in the area that sell fuel. He was seconded by Stefan Zielonko. The motion passed unanimously.

Chair William Nebelski read the agenda for the Informal Application submitted by New Cingular Wireless, PCS d/b/a AT&T Mobility. Will Dodge and Pat Myster were in attendance to explain that this COW (Cellular on Wheels) is needed until they can attach their antennas to the existing cell tower. Due to the fact that AT&T will be losing service in the area with the termination of a Roaming Agreement which has been providing service to the area on a tower shared with Verizon off Old Hinsdale Road in Winchester. This service will terminate at the end of September. In order to provide continued service to the area while working on a permanent site AT&T is proposing to deploy a COW with a 60' tall boom on which three antennas will be located. The COW being deployed has a Satellite link to the AT&T network allowing it to operate without the typical infrastructure associated with a permanent tower.

The COW will be parked approximately 90' north of tower. There will be no soil disturbance other than a small trench for electrical connection to the tower.

Morris Klein made a motion to accept the Informal application. He was seconded by Selectman Representative Joan Morel. Motion passed unanimously.

Chair William Nebelski mentioned that because of the regional impact, surrounding towns will need to be notified.

Morris Klein asked if the diesel in the truck will remain in the truck (yes). He recommends the Fire Chief inspect the vehicle and its placement.

James MacDonell asked if the COW will be a truck or trailer (truck).

Stefan Zielonko asked if a generator will be needed (no).

Dorianne Almann was concerned about the 60' antenna and how it will stand up to wind and winter weather. She also asked what the estimated timeline would be. (The antenna has a stabilizer and is very secure. The timeline is approximately six months).

Chair William Nebelski asked if guide wires were necessary (not if using the truck).

Morris Klein made a motion to have the applicant submit a Site Plan so that abutters could be notified, Department Heads can comment with concerns and the region (within 20 miles of Hinsdale) can be notified. He was seconded by George Benedict. Motion passed unanimously.

Board Business:

CDC Kathryn Lynch brought a concern from a resident pertaining to off premise temporary signs. The resident explained that he is asked by the Code Officer annually to remove his off-premise signs that he puts up to promote his local business. The resident is upset and feels it is unfair because of all of the other off-premise signs around Hinsdale, for example "The Farmer's Market" and "Parents that Host." Board explained that the sign ordinance is clear. No off-premise signs are allowed. The Board explained that if the resident is upset with the current Zoning Ordinance that he can petition a Warrant Article to change it.

Board discussed what they would like to consider conservation land around town for the Master Plan's Map. Board discussed that the local parks should be labeled Town Property not Conservation Land.

Selectman Representative Joan Morel made a motion to approve the minutes dated July 15, 2014. She was seconded by James MacDonell. Motion passed, with Morris Klein and Stefan Zielonko abstaining.

George Benedict informed the Board that he would be out of town and cannot attend September's meeting.

With no other business to discuss, Mr. Nebelski asked for a motion to be made to adjourn. The motion was made by James MacDonell and seconded by Morris Klein. The motion passed unanimously and the meeting ended at 7:55pm.

Respectfully submitted,

Kathryn Lynch