

Minutes of Planning Commission Meeting April 23, 2015

Roll Call: 7:00 pm

Planning Commissioners present were Supplee, Jeffrey, Dollenmaier, and Donahue. Michele Braun was present as Clerk. Members of the public present included Gail Rowell, Phil Rowell, Ric Cabot, Brent Blevins, Jerry Bean, Clayton Feiler, Alicia Feiler, Evie Doyon, Robert Doyon, Alicia Feiler, Rick DeWolfe, and Brian Leet.

Approval of Minutes

Supplee moved to approve the minutes of Meeting 1503, March 16, 2015; Dollenmaier seconded the motion. **The motion passed 4-0-0.**

[Commissioner Beal arrived at 7:04 pm]

Site Plans

Cabot Hosiery Mills, Inc. has applied to expand their manufacturing facility on Whetstone Drive. The expansion affects 19 acres, owned by Cabot Hosiery Mills, John W. Lyon, and Whetstone Partnership, as well as the alignment of Whetstone Drive, owned by the Town of Northfield. The proposed development would add 98,800 square feet of enclosed space to the existing building, as well as associated drives, parking areas, and utilities.

The proposal was presented by Alicia Feiler of DeWolfe Engineering.

Commissioner Jeffrey asked where Whetstone Drive ends now, and whether there has been a conversation with the Selectboard and the Town Manager about the plans for the relocation of the road as described in the proposal. Ms. Feiler reviewed the history of the conversations between Cabot and the Town, and Ms. Braun verified that she had the same understanding of the status of communications, based on a meeting that morning with the Town Manager.

Commissioner Jeffrey asked about the location and adequacy of hydrants, and the fire department's ability to serve the expansion. Ms. Feiler stated that they had requested and received an ability to serve letter from the fire department and other municipal services, as well.

Commissioner Donahue asked about the lighting plan. Ms. Feiler described the lighting plan, and noted that all lighting will be downcast, with the exception of uplighting focused on the flag. The project architect stated that all fixtures are full cutoff LEDs on 22' poles at lower grade than the existing sodium lights. There should be less excess light from the site than there is now.

Commissioner Dollenmaier asked about increased truck traffic. Mr. Cabot stated that there would be no deliveries on the second shift. There may be more deliveries than there are now, but there will not be a lot more, and they will not occur during second or third shift. All truck traffic would be during first shift.

Commissioner Dollenmaier asked about the height at the tallest point above grade. The architect responded that it will be 36' high at the front of the building.

Commissioner Jeffrey asked about the adequacy of the proposed parking. Ms. Feiler stated that they are planning for over 500 employees in 2019, with 278 in the first shift, and fewer in the second and third shifts. They have studied other New England facilities with large shift changes,

and they believe there won't be any problem with this size workforce and this size lot, but have taken note of things other facilities have done to smooth transitions (gaps between shifts, staggered starts, etc).

Commissioner Jeffrey asked whether the stormwater retention area shown on the plan is all that is required. Ms. Feiler pointed out that there are numerous other stormwater management structures located on the site, and that they will be required to obtain a state stormwater permit, and will comply with the state stormwater regulations.

Mr. Doyon asked about snow management on the site. Ms. Feiler stated that snow will be placed in the stormwater swales, in the alternative parking area, and into the unused portion of the primary parking area as long as that area isn't needed.

The Public Hearing was closed at 7:45 pm

Commissioner Donahue stated that the plan as presented is very responsible and very respectful, using very high quality materials, and adding something to the Town, and she appreciates that.

Commissioner Jeffrey wondered about restricting truck traffic hours, and Beal and Dollenmaier agreed that that might be a good idea. Ms. Braun cautioned that restricting deliveries can be difficult to enforce, and onerous on the business, because the freight carriers can't keep track of these restrictions, the truck drivers have their own schedules to maintain, and the business receiving the deliveries can't control the carriers and drivers.

Dollenmaier moved to approve the proposal as presented; Supplee seconded the motion. **The motion passed 5-0-0.**

Subdivisions

Whetstone Partnership has applied to subdivide a parcel on Whetstone Drive. This proposal affects the parcel at the northwest corner of the industrial park, and proposes to create a 0.70 acre lot to be transferred to AT&T for the location of a communications tower. The remaining 6.81 acres would be transferred to Cabot Realty Corporation, pending permitting of the Cabot Hosiery Mills expansion outlined above.

Dollenmaier moved to approve the proposal as presented; Beal seconded the motion. **The motion passed 5-0-0.**

Signs

The Veterans Place has applied to place a 2.5' x 4' granite sign on posts on their property at 220 Vine Street.

Beal moved to approve the proposal as presented; Donahue seconded the motion. **The motion passed 5-0-0.**

SPECIAL MEETING JUNE 1, 2015

Beal moved to adjourn; Donahue seconded the motion. **The motion passed 5-0-0.**

Adjournment: 8:15 pm