

**Plainville Planning Board
Minutes of March 6, 2023**

TOWN CLERK
PLAINVILLE
RECEIVED

2023 MAY -3 AM 9: 23

A meeting of the Plainville Planning Board was held on 03/06/2023. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:05 pm and was recorded.

Board members present:

Justin Alexander, Dawn Denizkurt, Chris Desprez, Stan Widak

Board members absent/late:

Bob Davis

Staff: Chris Yarworth

General Business

160 South Street – Saint Jack Realty, LLC

Scott Rolfe, of OHI Engineering, Inc., was present to request an informal opinion from the Board about a proposed conversion of the existing T&D Auto building to add gas pumps at the front and a convenience store. Four pumps with a canopy are proposed. The exterior of the existing building will be upgraded. A landscape aisle will be planted at the front, and a 20,000 gallon, multi compartment tank will be placed above ground in the rear, inside a containment system. The site lies in the groundwater protection district. Thirty-two parking spaces are proposed, and the drainage system will be updated to current standards. Piping and tanks will all be monitored for leakage and pressure loss. Final design plans and building schematics will be needed before a proper review can be completed.

Sherri Minch of 34 Legion Drive asked about the property ownership. Tina Desprez of 39 High Street asked about traffic issues.

The Board had no immediate objections to the proposal and recommended that they proceed with the design of the project.

218 South Street – Nathan Badger

Mr. Badger was present to request a minor modification to his special permit/site plan decision. The changes were outlined in a letter from Dana Clow of Advanced Concepts Engineering Corp. and involved changing the first-floor use of the existing garage building from commercial to residential. Substantial expenses were involved if he kept a residential use over a garage use. The zoning has been changed since the issuance of the special permit to allow first floor residential uses. Duplex buildings are allowed by right in the Town Center Zoning District.

Motion by Mr. Alexander and seconded by Mr. Widak to approve the requested minor modification as outlined in the letter from Advanced Concepts Engineering Corporation dated 03/06/2023, and to grant an extension to the previous Site Plan Approval with a new expiration date on 03/17/2024. Passed: 4-0-0.

Road Acceptances:

Oak Ridge Drive & Dorothy Lane

Drainage issues at the end of Oak Ridge Drive remain unresolved, and the Planner recommended not forwarding these roads for acceptance at this time. The Board concurred with that opinion.

Horseshoe Drive

Horseshoe Drive is in need of extensive repairs, as outlined in a report dated 03/03/2020 from the Plainville DPW. However, the subdivision plans for the development were approved with the assumption that the roads would eventually become public. The developer had never submitted as-built plans for approval in the 1980's when the road work was completed. The Board was of the opinion that the residents along the roadway should not bear the costs of the normal repairs and maintenance that have been delayed over the past years.

Motion by Mr. Widak and seconded by Mr. Alexander to recommend to the Select Board that Horseshoe Drive be placed on the Annual Town Warrant for acceptance as a public way. Passed: 4-0-0.

Motion by Mr. Alexander and seconded by Mr. Desprez to approve the minutes of the 01/18/2023 Planning Board meeting. Passed: 4-0-0.

Motion by Mr. Widak and seconded by Mr. Alexander to adjourn at 6:51pm. Passed: 4-0-0.

Submitted by:

Christopher Yarworth
Director of Planning & Development