

APPROVED

ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, SEPTEMBER 27, 2021, 7:00 P.M.

CALL TO ORDER: On the above date the Planning Board held a meeting at the Town Hall first floor Mahogany Room. The meeting was called to order at 7:00 p.m. by Chairman Rhinemiller. Present from the Planning Board were Chairman Rhinemiller, Vice Chairman Krzeminski, Members Gazaille and Mach. *Member Moderski was absent.* Also present were Community Development Director Coughlin and Special Projects Coordinator Cesan, Mike Petrin from VHB, Board of Selectman Chair Duval, Vice Chair Hoyt, and Member Nowak, Town Administrator Green, and Tammy Daniels from iBerkshires.

Application filed by Vanasse Hangen Brustlin, Inc., on behalf of the Town of Adams, for "Site Plan Approval" under §125-19 of the Adams Zoning Bylaw for property located on 0 Thiel Road (Map 218, Parcel 5) owned by the Commonwealth of Massachusetts and leased by the Town of Adams. The request is for the construction of the proposed 9,200 sq. ft. Greylock Glen Outdoor Center building with an outdoor patio, paved entrance and parking lot, and associated utilities in an R-1 Zoning District.

Community Development Special Projects Coordinator Cesan provided a brief introduction and background of the Outdoor Center project and design and explained their efforts in locating the building within the larger landscape and making sure it meets all of the stormwater management and wetlands permits. *Chairman Rhinemiller* noted that there was not a full Planning Board membership present, and a decision was made to proceed. Mike Petrin of VHB explained that there was a Master Plan prepared for the Greylock Glen from approximately ten years ago and the Outdoor Center is located in the general area, and gave a description of the area and noted it is across from the Pecks Falls. He noted a minor change in the plans that were submitted, and would review the changes as the plans are reviewed. He explained the paved parking lot would have sixty (60) regular parking spaces and four (4) accessible parking spaces. He reviewed a loop-around to serve as a drop-off area for buses and fire apparatus. He reviewed a stabilized gravel and grass pull-off area and concrete pavers for the walkways, as well as a stone dust patio in the back. The dumpster area and most of the utilities would be located in the back of the building. He reviewed the grading and drainage, which he described as a country-style drainage with no hard pipes except for outfall control structures. Everything will be directed in a sheet flow off of the pavement to swales to different retention basins throughout the property. Infiltration will be needed, and TSS removal will be met as well as other stormwater standards. The discharge areas are going to be within the resource area or buffer zone, which is under the jurisdiction of the Conservation Commission and will need their approval. Both domestic and fire water will come off of Gould Road, down near Thiel Road, and he outlined the path that each would take on the plans provided. A water tank needs to be designed and installed. Sewer lines will take a similar path, adjacent to the water line and closer to Thiel Road. Electric and telecommunication will come off of poles over wires and will connect at the corner of the building.

Erosion control measures will be taken and a stormwater pollution prevention plan is being approved through the EPA which primarily consists of a silt fence and straw bales will be used. A request for approval will be made of the Conservation Commission for use of straw wattles, which bio-degrade and make the trench much easier to maintain. Circulation routes through the site were outlined for various types of vehicles and apparatus. He noted there is an extensive landscaping plan. He pointed out where a grease trap would be put in, and explained that the tree line will be protected, and though there would be some minor clearing there would be very little tree removal for the project. The only change to the original filed plans includes the detached fire pump house that has now been attached to the building and will need a separate water line. He provided an updated set of plans to include the modification to the fire pump house, the water line and the lighting to the Planning Board Members. Planning Board Members inquired whether there will be underground utilities, and it was confirmed that there will be overhead distribution lines but otherwise lines will be underground. It was clarified that this project is outside the Water District and the pump house will be used to increase water pressure. As part of the water tank a check valve will be installed and a stop valve so water can only flow into the Glen. Ms. Cesan explained that the Town just entered into an agreement with the Fire District so their engineers will evaluate the plans for the water delivery system at the Glen to make sure there will be no impact and possibly may improve surrounding neighborhoods. This work is hoped to be underway very soon. The locations of the grease traps were noted. A question was posed about what the solar would take care of and it was explained that the Town is investigating whether solar panels can be included over parking carports. Because the roofline of the building is so varied, it was determined to be impractical to put solar panels on the roof. Solar carports could possibly be included as a demonstration and an offsite provision for solar to serve building is being looked at. EV charging stations will be included as part of the facility. It was explained that the restaurant is designed for seventy-five (75) seats, and the building capacity is roughly estimated for three hundred (300) people or more. It was confirmed that the number of restrooms would meet the building code. An inquiry was made whether the infiltration basins will be lined, and it was explained that they will not and will require maintenance, which includes mowing. As part of the Order of Conditions there will have to be a stormwater maintenance agreement. It was pointed out that solar panels in other areas of town are not mowed or maintained, and it was clarified that those solar panels are maintained by a private company. Enforcement of the maintenance was expressed as a concern. It was clarified that the Outdoor Center is a Town facility, and the Town will maintain the building and site until such time in the future it is transferred to a third party, and as a provision of a future agreement the Town would enforce the maintenance. *Board of Selectmen Chair Duval* explained that the solar field near the transfer station is maintained by a company that the Town calls when maintenance is needed. *Planning Board Member Krzeminski* advised that more enforcement needed for mowing at the solar field. Issues regarding the treatment, permitting and outreach of the solar field maintenance were briefly touched on. *Town Administrator Green* noted that the Town has enforcement abilities for conditions placed on projects and permits and the Board can bring such enforcement issues up to the Building Inspector. It was explained that the Outdoor Center stormwater system was designed to have very low maintenance, and swales and basins will need to be mowed only two or three times a year. It was expressed that the Town will want the building and grounds to look good. ***Motion made by Member Mach to approve the Application filed by Vanasse Hangen Brustlin, Inc., on behalf of the Town of Adams, for "Site Plan Approval" under §125-19 of the***

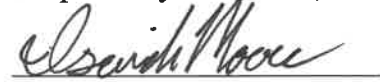
Adams Zoning Bylaw for property located on 0 Thiel Road (Map 218, Parcel 5) owned by the Commonwealth of Massachusetts and leased by the Town of Adams for the construction of the proposed 9,200 sq. ft. Greylock Glen Outdoor Center building with an outdoor patio, paved entrance and parking lot, and associated utilities in an R-1 Zoning District as proposed in the amended plans submitted on September 24, 2021, second by Chairman Rhinemiller. Vote: unanimous. Motion passed.

Motion made by Member Gazaille to approve Planning Board meeting minutes for May 17, 2021 and May 24, 2021 as submitted, second by Member Mach. Voted in favor were Vice Chairman Krzeminski, Members Gazaille and Mach. Abstention by Chairman Rhinemiller. Motion passed

No other business was discussed at this meeting.

ADJOURNMENT: *Motion made by Vice Chair Krzeminski to adjourn, second by Member Mach. Vote: unanimous. Motion passed. Meeting adjourned at 7:25 p.m.*

Respectfully Submitted,



Recording Secretary

Isaiah Moore

5/25/22
Date