



TOWN OF AVON, MASSACHUSETTS

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BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

Avon Planning Board - Meeting Minutes

Date: October 1, 2009

Members Attending: Charles Comeau, Dolores Daigle, Charles Marinelli, Matthew Curley

Also Present: Robert Borden, Building Inspector

Absent: Robert Pillarella

Visitor's Forum: Steven and Karen Monahan and Joe Aiello (abutters); Frank Marinelli, Marc Tisdelle, Nathan Brunelli, Mike Pohl, Carl Berg.

Charles Comeau called the meeting of the Planning Board to order at 7:05 P.M.

APPOINTMENTS

85 Bodwell Street, Dresser Masonielan, application for an 8,112 square foot addition, Section 12-2, Site Plan Requirements and Section 5-4 Water Supply Protection District regulations.

The members of the board and visitors introduced themselves and the board noted that the Public Hearing Notice(s) had appeared in the Moneysaver Publication on Wednesdays, September 23rd and 30th in the Legal Notice sections.

The Planning Board advised that all abutters, as certified by the Town Board of Assessors, to the property located at 85 Bodwell Street, Avon, Massachusetts and concerned parties had been notified of the intent of this hearing.

Petitioner's Presentation: The Chair recognized Attorney Frank Marinelli representing the "Petitioner" Dresser Masonielan and presented the plan of the proposed construction of approximately an 8,100 square foot addition to the existing manufacturing facility located at 85 Bodwell Street in the industrial district. The proposed addition would be the height that is allowed in the Industrial District which is forty (40) feet, no variances are required and everything that the Petitioner, Dresser Masonielan is doing complies with the Town of Avon Zoning By-Laws.

Frank Marinelli noted that the site is approximately 11.3 acres and the addition is to be constructed on the northerly side of the facility with an additional 27 parking spaces north of the addition and a second curb cut onto Murphy Drive. The curb cut is to facilitate the trucks that-not with great frequency-but will have some deliveries of materials and will need to take out the product. Any truck pulling in off of Bodwell Street will come into the loading bay for the new addition and will exit out of the new curb cut which is located sufficiently away from the existing curb cut as required under the bylaws to avoid

any conflicts in turning movements. When the area is developed the Petitioner, Dresser Masonielan will be putting in a retaining wall and will be loaming and seeding. Frank Marinelli noted that the Petitioner, Dresser Masosnielan required Site Plan Review approval under Section 12-2 of the Zoning By-Laws and Water Supply Protection District Special Permit under Section 5-4 of the Town of Avon By-Laws.

The storm water runoff for the newly developed area will be treated with a proposed storm water management system which is designed to reduce runoff rates below the existing levels, provide removal of pollutants and to encourage recharge of the infiltration through the use of best management practices and environmentally sensitive design techniques. All of the findings that are required under the Special Permit are listed in section two of the Stormwater Report. First, that the project will not result in the reduction of groundwater yield of the public wells in the district. Secondly, the project will improve storm water runoff quality by eliminating potential sources of pollution and, thirdly, that the project will not violate underground injection control regulations. The three findings that are required under Section 5-4 of the Zoning By-Laws. Nathan Tisdelle of Dresser Masonielan explained that the compay has two product lines and that only 3 centers around the world are capable of manufacturing this product and the addition to their Avon facility will become another one of them.

Comments, Open Discussion, Questions and Answers: The Planning Board asked for clarification with reference to the extra curb cut on Murphy Drive. The Petitioner, Dresser Masonielan stated that the purpose of the additional curb cut was for the trucks to enter from Bodwell Street, pull up to Murphy Drive in order to back up to load or unload the truck and exit onto Murphy Drive due to an insufficient turning radius and that these trucks would primarily be loading goods and it was noted that there is another receiving area where there are materials delivered. Matt Curley stated that Murphy Drive could not be used to back into the loading area and also asked what the purpose was for the space between the existing building and the proposed addition. The Petitioner, Dresser Masonielan noted that the space is an old building and that the roof loading on it is such that they would have to do roof reinforcements and found that it would to expensive. The distance between the two buildings is approximately 20 feet.

Chuck Comeau asked for clarification of the materials being used to build the retaining wall and that the plans read "block or poured". The Petitioner, Dresser Masonielan stated that the retaining wall material would be poured concrete. Chuck Comeau also questioned the louvers in the upper section and Nathan Tisdelle of Dresser Masonielan noted that these were cross vents for air only and not exhaust vents.

Bob Borden, Building Inspector of the Town of Avon was concerned that a Fire Hydrant was being removed and the plans did not show a replacement. The Petitioner, Dresser Maonielan stated that the fire hydrant is tied into the existing buildings pump system and they spoke to the Fire Chief and found that the hydrant is off of the buildings fire pump system which is located within a few feet of the hydrant to be removed. Chuck Comeau asked if the Fire Chief requested anything additional and it was noted by the Petitioner, Dresser Masonielan that nothing additional was required or noted by the Fire Chief at that time. Chuck Comeau verified with the Petitioner, Dresser Masonielan that the fire pump was accessible in the parking lot.

Matt Curley asked if there will be any testing of the finished product or any noise associated with the testing. The Petitioner, Dresser Masonielan noted that there will be no noise associated with testing of the product and any tests will be done to check for leaks in the product. Matt Curley also asked about rooftop units and the Petitioner, Dresser Masonielan stated that the HVAC units will be placed through the side walls.

Chuck Comeau asked about liquid nitrogen storage and the Petitioner, Dresser Masonielan explained that there will be one liquid nitrogen location on the property. Matt Curley asked for clarification of the proper storage for liquid nitrogen in a chain link

fence and the Petitioner, Dresser Masonielan noted that it is a storage tank and a chain link fence is sufficient. Chuck Comeau questioned the setup with the existing septic and the Petitioner, Dresser Masonielan noted that there was a recent Title V inspection which passed. There is no sewerage in the proposed addition and there are no interior floor drains in the building. The testing area recirculates itself and there is a sump and reverse osmosis and evaporation on the waste water already. Chuck Comeau asked that the existing catch basins be inspected for hoods in accordance with DEP requirements.

Bob Borden, Building Inspector asked if the existing building had accessible bathrooms in it and it was noted that there are at least two sets of accessible bathrooms. Bob also asked how many additional employees would be required and it was noted by the Petitioner, Dresser Masonielan that there will be no additional employees.

Joe Aiello, an abutter, requested information on the materials of the proposed addition and it was noted that the building would be made of block and insulated steel panel to match the existing facility. Another abutter, Karen Monahan, asked how long it would take for construction of the proposed addition. The Petitioner stated that the construction on the proposed facility would take approximately 5 months.

Matt Curley questioned the retention area and that it may need a fence or short guard rail if there is a standing water problem. Chuck Comeau requested a continuance to October 15, 2009 at 7:00 P.M. and noted that he was waiting on letters from various departments.

ADJOURNMENT

Meeting adjourned at 9:35 P.M.

Respectfully Submitted,

Dolores T. Daigle, Clerk

Avon Planning Board