

**DRAFT**  
**Town of Fitzwilliam**  
**Planning Board Meeting**  
**February 2, 2016**

**Members Present:** Terry Silverman, Robin Blais, Mac Landy, Tom Parker, Suzanne Gray, and Susan Silverman, acting Selectman's Representative.

**Others Present:** Robert Ford

**Call to Order:** 7:00 PM

**7:00 PM Public Hearing continued.** Proposed ordinance to regulate commercial and industrial noise. The purpose of this ordinance is to preserve quality of life, peace and tranquility, and protect the natural environment. Residents shall be protected from exposure to excessive noises emitted from commercial and industrial development by regulating noise levels and sound quality. The ordinance establishes the acoustic baseline and background sound levels for project design purposes, and limits the maximum noise level emissions for commercial and industrial developments.

Silverman read the public notice.

Landy asked if we had information about the impact of various decibel levels on hearing. The Board did consider that information last year when a noise ordinance was being considered. [According to the National Institute of Health, noise induced hearing loss can occur by long or repeated exposure to sounds at or above 85 decibels. Sounds of less than 75 decibels, even after long exposure, are unlikely to cause hearing loss.]

Consultant David Coate conducted ambient sound measurements from the Landy residence in the Village Center Business District and those decibel levels plus his edits are reflected in the revised ordinance being considered tonight.

The Board clarified several questions posed by members. Referring to paragraph 7, Parker felt the Zoning Board of Adjustment should be tasked with any reduction in decibel level increases, rather than the Planning Board. Blais suggested that it is within the Planning Board's authority under site plan review process to have the discretion to change the decibel level when there is potential for project expansion.

There was some discussion about the impact the Board has on businesses locating in town. Selectman Silverman noted that there are other factors that influence whether or not businesses locate in Fitzwilliam, including lack of reliable communication and power infrastructures.

Silverman moved, Landy seconded and the Board voted to recommend the proposed zoning ordinance amendment regarding regulation of commercial and industrial noise to the voters without any changes. Parker abstained.

**7:15 PM Preliminary consultation** with Diana and Richard Whipple and Paul Grasewicz to consider new information regarding a proposed subdivision or boundary line adjustment of property located at 90 Howeville Road, Map 2, Lot 29-4, Rural District.

Grasewicz distributed a plot plan showing frontage on Howeville Road which is insufficient to allow a subdivision. Mr. Whipple thought there was 600 feet, however, when surveyed it was 412 feet. The Board discussed options for subdivision, with a variance required for frontage on one lot, or a lot line adjustment

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which may require the Fleur De Lis Camp to change their plans. Grasewicz noted that a non-conforming lot cannot be created by lot line adjustment. Consensus of the Board was that before any option is considered, the applicant and prospective buyer must clarify their plans for the property and the existing house on the property.

Silverman suggested it would be cleaner to do a subdivision. Blais moved, Gray seconded and the Board voted to refer the Whipple's to the ZBA for a variance to do a subdivision.

Vegetative Buffer of Eversource power station. The Board reviewed a statement drafted by Bob Ford incorporating the Board's concerns regarding maintenance of a vegetative buffer proposed by Eversource to screen the substation from view traveling on Route 12.

Parker asked about new power poles going up, wondering whose poles and whether a permit had been obtained. Staff will investigate.

Minutes. The Board reviewed minutes of the January 19, 2016 meeting. Blais moved, Landy seconded and the Board approved the minutes as written with a typo corrected, changing "ad" to "and."

The meeting was adjourned at 8:15 PM.