

APPROVED
Town of Fitzwilliam
Planning Board Meeting
December 1, 2015

Members Present: Terry Silverman, Robin Blais, Tom Parker, Suzanne Gray and Nancy Carney, Selectman's representative.

Others Present: None

Call to Order: 7:00 PM

7:30 PM Preliminary consultation. Jason Drew to discuss a possible two lot subdivision of 17.7 acres of land located at 107 Turner Road, Map 10, Lot 20-1, Rural District.

Silverman asked the Drews to make their presentation first, at 7:00 PM, saying the Board's discussion of the noise ordinance could follow the preliminary consultation.

The Drews want to purchase property at 107 Turner Road. There is a house on the property now, and they'd like to subdivide a 3 acre parcel that includes the house so they can sell it, and then build their home on the remaining lot, which would be about 14 acres.

Turner Road becomes a Class VI road part way along the lot frontage and generally the town does not issue building permits on Class VI roads. The Board discussed the possibility of creating a hammerhead lot to access the larger lot from the Class V portion of Turner Road. The lot with the existing house, has frontage on the Class V portion of Turner Road.

Parker noted that the property is probably in current use and subdividing it will create a change in use and the current use status would change. The Drews were aware of that.

Blais suggested they have a professional look at the site to insure they will have the necessary frontage and that no wetlands will be affected. Mr. Drew said the lot is on a hill and he could not see any wetlands on the site. He will research the hammerhead lot ordinance.

Proposed Commercial and Industrial Noise Ordinance. Silverman said he had researched noise and sound issues and shared a definition of noise as being "a sound of sufficient duration and/or intensity to qualify as air pollution." Blais wondered if a definition was necessary since the charts in the proposed ordinance have definite specific decibel limits and restrictions.

Regarding the Eversource sound report, Silverman wondered if it reflected appropriate calibration of the sound equipment, which emits a sound of its own.

Carney raised the issue of enforcement of the ordinance. The proposed ordinance states that compliance noise measurements are the financial responsibility of the project owner and shall be independently performed by a qualified professional when directed to by the Town.

There was discussion about whether to assign the same decibel limit in all districts or attempt to create different levels for different districts. Silverman said there is the Route 12 corridor and then there is everything else. Gray moved, Blais seconded and the Board voted to have staff contact Carol Ogilvie and David Coate to gather input on several issues, including establishment of a baseline noise level for Fitzwilliam, which would provide information regarding appropriate decibel levels for commercial and industrial noise. Mr. Coate will be

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contacted to provide a scope of services, including review of the Eversource Sound Study, and options for feasible solutions to further reduce the sound that still emanates from the substation transformers and continues to disturb residents.

Blais moved, Gray seconded and the Board voted to bring the ordinance forward to a public hearing on December 15th.

Minutes. The Board reviewed the November 17, 2015 meeting minutes. Blais moved, Gray seconded and the Board approved the minutes as written.

The meeting was adjourned at 8:10 PM.