



# TOWN OF ROCKLAND

## Planning Board

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### Planning Board Minutes Tuesday, May 25, 2021 at 7:00 pm Virtual/Remote Meeting Via Zoom

In attendance – Michael Corbett, Chairman; John Lucas; Charlie Williams; Randy Hoblitzelle and James Wells.

Call to Order: 7:00pm

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#### Appointment of Planning Board Representative for CPA

**Chairman Corbett** the first thing we have on the agenda is to reappoint Charlie Williams, as the Planning Board Representative for the CPA if he was willing to accept. **Charlie Williams** I accept.

Motion to appoint Charlie Williams - John Lucas

Second – Randy Hoblitzelle

John Lucas yes, Randy Hoblitzelle yes, James Wells yes, Charles Williams yes and Chairman Corbett yes

Unanimous – Voted 5-0

#### OLD BUSINESS

#### Minor Modification Monahan Rink Complex, 0 Delahunt Parkway

**Kevin Grady** requesting a minor modification of the rink complex that was approved a few years ago. The major change to the plan was the loading dock and the shape of the building. The architects eliminated the loading dock when they did that it required that we raise the grade 4ft and based on the site layout thought it would work best if we moved the building 20ft forward could increase the length between the rear of the building in this drainage basin, reduce the amount of walls/sloping so it does slope to a couple of catch basins. Another change is an addition of some locker rooms in the rear. Originally it was the zamboni area/maintenance rooms, they found some extra space, so the addition of these parking spaces also helps access to the reconfigured interior. The mezzanine plan or second floor there are some offices in the back, some locker rooms that will be accessed from the rear of the building. Eliminating the loading dock getting it level gives you access to the back to add in some locker rooms and a goalie training area. We retain the same amount of parking took a row from in front of the building and tucked it out back. I redid the drainage to connect the structures, the main drainage basins all stayed the same there was no change. We basically just shifted the building forward and reconnected the plumbing in the front of the wall to the plumbing for the facility. We reduced the overall building, when we reconfigured it, they were a little more efficient, with the square footage so it's actually a reduction in the size of the building.

**Chairman Corbett** Pat Brennan is unable to make it tonight and does not have any issue on the civil engineering side of things.

**Charlie Williams** I am not representing Fire in this meeting is the swept path analysis current to the new plan. **Kevin Grady** yes. **Charlie Williams** I like it a little bit better than the other plan much more balanced than it was before. **John Lucas** I don't have any problems I agree with Charlie I think it looks a little bit more balanced. **Chairman Corbett** I reviewed everything I think it looks better being a little bit smaller.

**Chairman Corbett** does audience have any questions?

**Mike Bromberg** 373 Forest Street just curious if you move the building 20ft to the east are you going to be losing some parking spots now? **Chairman Corbett** they have taken the rows of parking in front of the building and putting it in the back of the building, so they are not losing any parking spaces. **Kevin Grady** correct. **Mike Bromberg** service will be the same? **Chairman Corbett** pretty much the same it is a little bit smaller. **Kevin Grady** reduced impervious coverage in the building square footage basically accounted for that. **Mike Bromberg** the drainage calc going to be different going into these drainage basins that you have? **Kevin Grady** drainage basins have not changed there's less impervious going to the same. **Mike Bromberg** this going in front of the Conservation Commission? **Kevin Grady** there is no change in the limit of work or any Conservation thresholds. **Mike Bromberg** seems to me that this is a little bit more than a minor change, when you're moving a building over 20ft, you change parking areas and you change drainage.

**Chairman Corbett** anybody in the board, have any more questions? **Charlie Williams** I would agree with Pat Brennan's recommendation and his assessment.

Motion to approve Minor Modification to Rink Complex - John Lucas

Second – Charlie Williams

John Lucas yes, Charlie Williams yes, James Wells yes, Randy Hoblitzelle yes and Chairman Corbett yes

Unanimous – Voted 5-0

#### **Form A Endorsement Review – Stephen DelPrete, 268 Concord Street (Map 57, Lot 11).**

**Stephen DelPrete** lot 57-11 originally my parents' property, that also went behind the next door neighbor's. What we are doing is going to cut a piece of it assign it to Michael DelPrete the next neighbor. So lot 57-11 will have it will go from the street back to the back side of the property straight back instead of the job around 9,000 square feet. 9,060 feet that were taken away from lot 57-11 leaving you with 46 660 square feet. **Chairman Corbett** on lot 57-11 how much left with? **Stephen DelPrete** 44,660 square feet. **Chairman Corbett** adding into what? **Stephen DelPrete** we are adding it to lot 57-13. **Chairman Corbett** what in between on the property? **Stephen DelPrete** there is a garage there wanted to show because it was close to the property line. **Chairman Corbett** there is pre-existence. **Charlie Williams** is there a plan use for the swap? **Stephen DelPrete** we are selling lot 57-11 my brother has always lived next door two houses down and that property that was behind the house in the middle. He just wanted to extend his property because he's always been able to use it, because when my parents' home, he was using he just wants to add it to his at this point that we're selling lot 57-11.

Motion to approve Form A land swap - John Lucas

Second – Randy Hoblitzelle

John Lucas yes, Randy Hoblitzelle yes, Charlie Williams yes, James Wells yes and Chairman Corbett yes

Unanimous – Voted 5-0

**Site & Design Review for Article Fifteen Brewery – Leo D. Reardon 406 VFW Drive (Map 20, Lot 1).**

**Site & Design Review for Patriots Athletic Club, Joe Paolucci, 406 VFW Drive (Map 20, Lot 1).**

*John Lucas will recuse myself let me know when you're through with these two I'll get back on.*

**Darren Grady** of Grady Consulting here on behalf of the applicants Joe Paolucci from Patriots Athletic Club and Leo Reardon from Article 15 Brewery and the landowners the Tassinari's.

**Chairman Corbett** I do not usually do this, but we will combine both and open up the Site and Design for Patriots Athletic Club and Article 15 Brewery, as both are at 406 VFW Drive Map 20 Lot 1 same building sharing the building.

**Darren Grady** 406 VFW Drive an existing building. Proposing to make changes to the interior of the building for Article Fifteen Brewery, would be on the left side and Patriots Athletic Club on the right side. There is a slight change in the access entrance there was some pavement that went over the property line we are narrowing the entrance. The building is totally conforming as far as the Zoning bylaw and setbacks and is serviced by sewer, gas and water. All existing impervious areas basically staying the same or getting less with what we have done out front for parking. Approved by the ZBA for both sites and as part of the approvals we've been through the parking count with them and we came up with for the brewing company, there are 62 spaces one space per every two seats for 124 seats plus one space for two employees with 10 employees, we added a space for food truck and we had two spaces for entertainment. The Patriots Athletic Club are having one space per ten employees 15 total the total number of parking spots on the site is hundred. As part of the ZBA approval we were asked to put dedicated parking signs also reconfiguring the parking to add two additional handicapped spots one here one here to make it a total of four. Also reviewed with the ZBA the existing conditions of fence set back. It was agreed that the applicants would meet with the fence viewer for the Town of Rockland and view the condition of this fence it is proposed to be replaced with a vinyl fence, but this is to be confirmed with the fence viewer. The hours of operation were set at the ZBA meeting. The brewery hours of operation will run 7 days a week 8am to 9pm they would process and make the beer. The brewery hours for sales open to the public Thursday's 4pm to 10pm, Fridays 4pm to 11pm, Saturdays 12pm to 11pm and Sundays 12pm to 6pm. There is an outdoor portion of the brewery called the beer garden, that would be closed by 8pm, it is supposed to be open Thursday through Saturday until 6pm. There is an existing dumpster(s). It was agreed that to be no exterior entertainment on the site. The Patriots Athletic Club hours of operation, summer hours Monday through Sunday 9am to 5pm and in the winter Monday through Sunday in the winter 9am to 9pm.

**James Wells** I saw a loading dock are you guys going to be doing a lot of distributing with trucks coming in and out or more focused on the tap room? **Leo Reardon** the loading dock isn't actually a loading dock I think it is our beer garden. The left side is a roll up door that goes directly into the brewery, that's where we would be doing any types of deliveries or sending beer out of that location. **James Wells** how many fermenters you guys have? **Leo Reardon** we have a seven barrel system. **Randy Hoblitzelle** what is the outdoor patio? **Leo Reardon** the outdoor patio area is limited mirrors our operations on Thursday, Friday, Saturday and Sunday, with the exception that on Thursday, Friday and Saturday we close at 8pm. On Sunday our hours are only 12pm to 6pm will be closing at 6pm. **Randy Hoblitzelle** the house operations say the indoor is the same as the outdoor correct? **Leo Reardon** indoor space Thursday through Saturday is later hours of operation Thursdays till 10pm, Friday and Saturday till 11pm it is a little bit later on those nights on the inside of the building. **Charlie Williams** entertainment inside? **Leo Reardon** small acoustic type sets. **Charlie Williams** ok I think it's going to be a good addition.

**Chairman Corbett** I did not receive anything back from water, but water is onsite. The Fire Department has no concerns with the plans submitted and the owner has installed the fire alignment sprinkler system and the swept path analysis demonstrates the ladder truck access and maneuver throughout the parking lot. We do have some comments from Pat Brennan that he reviewed this and impervious service on the same is not supposed to be increased, therefore, this time water runoff would not be increased. Those 13 parking spaces, that you were adding in the front going to be paved or gravel? **Darren Grady** gravel. **Chairman Corbett** it didn't say. **Darren Grady** proposed 13 overflow parking spaces. **Chairman Corbett** required parking spaces needs to be clarified, as well as number of seats. The site plan indicates 124 seats and 10 employees, yet the architectural plans indicate 100 seats. The site plan does not include any use of the mezzanine review indicates it would be available space retail space. **Leo Reardon** no plans to utilize that space. **Darren Grady** mezzanine was not reviewed by the ZBA not part of this proposal it's storage. **Chairman Corbett** is there anything to stop people from going up the stairs? Is there going to be a locked door at the top? **Leo Reardon** there is a locked door on the Brewery side the access point from our side of the building is actually locked with the keypad. **Chairman Corbett** will be a condition that it can't be used because then you would not have enough parking. **Darren Grady** we can live with that condition. **Charlie Williams** is there access from the mezzanine from both sides of that building? **Darren Grady** yes, we would have to block that. **Chairman Corbett** you have a set of stairs in the Article Fifteen Brewery and you have another set going up or down from the vestibule coming into the building on the Patriots Athletic Club. **John Tassinari** the original set of stairs from the Patriot side which were removed so there is no more

direct up and down access. There is an egress on the upper part of the building that goes straight out to the rear which that door will always remain locked. In the front of the building there is an existing set of stairs to enter the front to go upstairs, but we can make it so that there's not public entry. **Chairman Corbett** I am going to read Pat's comments - in addition to the question about required parking, the site plan indicates that only 12 of the parking spaces would be compact spaces. However all except 4 of the paved spaces would be compact spaces as they are only 9 feet wide. Of the 87 total spaces, 95% would be compact. Zoning bylaw § 415-22.A(1) only allows up to 30% compact spaces. Zoning bylaw § 415-22.A(1) also requires a back-up area of no less than 23 feet only 3 of the existing spaces in front of the building have the 23 feet of required back-up space, leaving 39 existing spaces that do not. The 13 proposed pervious spaces would also not have the required back-up space. In addition to the nonconformities noted in comments 3 and 4 we note that the site currently does not fully comply with the following sections of the Zoning bylaw: a) Section 415-22.A(2)(e) which requires that "in all Industrial Districts which abut any Residential District all parking areas, loading areas and areas used for access, egress or onsite circulation shall be set back a minimum of 30 feet from any property line and the thirty-foot setback shall remain unaltered and in a state of natural vegetation." However, this is an existing nonconformance and the Site Plan does not show any increase in the nonconformity. b) ZBL Section 415-33.D which specifies a maximum driveway width of twenty-four feet. The existing entrance driveway is about thirty feet wide. Again, this is an existing nonconformance and the Site Plan does not show any increase in the nonconformity. There is proposed exterior lighting shown on the Site Plan and the Electrical Site Plan (Sheet E-1). A photometric plan should be provided to verify that there will be no light spillover onto adjacent properties and that the lighting will be in compliance with R&R §1.1.4.b.10), including the proposed kind, direction, intensity and time of proposed lighting. Also, the proposed light pole location near the proposed pervious parking needs to be coordinated between the Site plan and Electrical Site plan.

**Chairman Corbett** it is a pre-existing condition and it's been non-conforming. I do not see it listed I know you are making it smaller. **Darren Grady** I will get back to you. **Chairman Corbett** exterior lighting shown on the site plan in the electrical site plan the photo metric plan should be provided to verify there's no light over spilling into adjacent properties that the lighting will be in compliance at the rules and regulation Section I.

**James Wells** there was a previous liquor license on the racquetball side of the property is that license going to be in use, or is this just a brewer farmer license? **Leo Reardon** just farmer brewer license.

**Darren Grady** entrance is 52 feet. **Chairman Corbett** driveway trenches 52? if you are reducing, what was it originally? according to Pats comments it was 30. **Darren Grady** it was 69 feet. **Darren Grady** you can see that these are 20 feet long and it is easily 60 feet definitely not 30 feet. **Chairman Corbett** you are reducing roughly from 69 feet down to 52? **Darren Grady** yes.

**Chairman Corbett** we have conditions about the brewery using their outdoor deck? Patriots Athletic Club you have a 10ft overhead door you don't show a deck on your layout plan, but on the site plan there is a deck any chance to use it? **Darren Grady** no its an access ingress not a deck. **Chairman Corbett** ok on your site across from the batting cages, the door on the opposite side of the building. **Darren Grady** to the front of the building? That would be used for access and egress. **Chairman Corbett** the 10ft overhead door going to stay closed all the time? **Darren Grady** the overhead door will be open partially to allow air circulation, this was discussed at the ZBA it was agreed that it could be/or would be only halfway open. **Chairman Corbett** I did not see that in the minutes of the ZBA. **Joe Paolucci** Patriots Athletic Club that garage door will be open particularly in the summertime for ventilation. I think some of the concern during the ZBA was from the neighbors because of the sound I was back there, it really wasn't too bad in terms of sound, it was all the way to the fence and couldn't really hear anything so. **Chairman Corbett** you're not really hearing any sound because it's not an occupied building at this time, if you're still working on it. **Joe Paolucci** I was referring to this with somebody had a radio on I was referring to the noise from the music and he couldn't hear it from the fence area.

**Chairman Corbett** the electrical plan this is an older one I don't have the current one we never got it. **Darren Grady** I can send to you. **Chairman Corbett** you propose six lights on the building, can you show us around the building, because you're adding more lighting. **Darren Grady** we did do a plan, which I did email over.

**Chairman Corbett** turning in are you placing granite curbs? **Darren Grady** I don't have them as granite curbs. **Chairman Corbett** what do you propose putting there? **Darren Grady** it is existing so we weren't proposing any changes, except for where we were reducing it we're just removing the asphalt and cutting it.

**Chairman Corbett** does anybody on the board have any more questions? Does anybody in the audience have any questions.

**Mike Bromberg** 373 Forest Street ok with both setups just trying to protect our houses that we don't lose value and have to listen to lots of noise and have lights shining. The parking lot lighting what height will they be in the rear of the property? even in the front of the property? The lights that were there before were higher than the building and they did shine right into our houses and backyards. **Darren Grady** the photo metric plan that we provided that was done with this light that was shown does show no light trespass at the property line. **Charlie Williams** height was on the bottom. **Darren Grady** 25 feet and 20 feet.

**Chairman Corbett** you have your elevation, what is the height of the existing building just for reference on how high the light going to be on the back side of the building. You show a light on your back elevation right over the door but that's not 20feet off the ground. **Darren Grady** I don't know the building off the top my head.

**Mike Bromberg** I have seen streetlights halfway wrapped around with a shield of some sort so that it will not face towards the neighbors houses at all. **Charlie Williams** if you look at the photo metric plan that they were showing it does not show much light spill. **Mike Bromberg** no spotlights or anything shining off the building towards the property? what I do not understand the lighting graph. **Leo Reardon** part of our plan, with the beer garden area in the back is to maintain a lower light. We have no intention on our side of the building of having any type of spotlights or incredible amounts of light put into the back area. **Mike Bromberg** thank you.

**Randy Hoblitzelle** the lights on the side of the building should be lighting the building correct, not the lot? **Leo Reardon** correct. **Chairman Corbett** the lights on the side of the building they face downward the light just shines downward? **Darren Grady** correct. **Chairman Corbett** you show the picture of the arcs one LED but there is not a picture of the other one down below. **Darren Grady** is not shown on here, the understanding is it's the same type of fixture is what we're showing here and there will be no light that shining upwards it's all downward lighting and the height of the building is 18.6 feet.

**Chairman Corbett** roughly 20feet tall? if the lights are going to be closer to the ground, then you probably can reduce the size of the wattage especially in the back of the building. What is to stop people in the back of the building from parking out near their outdoor deck? **Darren Grady** the spaces will be marked for parking, there is no fence out back to prohibit anybody from driving back there. **John Tassinari** that area isn't set up to park at all if that was something that eventually did become an issue we can certainly come up with a plan to rectify it. **Mike Bromberg** the only concern I have with that I think a fence or maybe just a chain going across so the cars can't go back. I see down the street, they have property, they have storage containers, and you know other storage things in there, would be unsightly for us to look at. **John Tassinari** we don't have any initial plan to store anything there, but I think we should have free right use of our own property to us that's not disturbing to people. **Mike Bromberg** it is an eyesore and it doesn't do much for our property values. **John Tassinari** I can assure you that's not our plan you have a problem you can come to speak to us anytime. **Mike Bromberg** if we could invite you to our properties, so you can see with your property how it might affect our property values.

**Chairman Corbett** did zoning require that you put in the back a vinyl fence 6 or 8 in height? **John Tassinari** we covered this in the last meeting it is an existing stockade wooden fence and the fence viewer is going to come out and inspect the fence and see if it's suitable. There was talk from the ZBA about whether or not the fence was supposed to be any higher, it wasn't deemed necessary to change the height of the fence. I think there's explicit notes in the conditions from the ZBA that just specifically says what they wanted I don't mind making the fence, nice and fixing it, but you know that was discussed that this existing would be viewed by the fence viewer. **Chairman Corbett** yes, that's what I was looking for. **Mike Bromberg** 6ft vinyl fence that's all I see it can be a gated fence. **Chairman Corbett** that's on the plan. **Mike Bromberg** we are not trying to make it difficult for anybody we just trying to protect our own interest. **John Tassinari** I understand we have done nothing but improve the situation and have done our due diligence to go out of our way to speak with you and your neighbors and everybody and inform them what's taken place. **Mike Bromberg** the concerns about the lighting the noise of potential partying out back and that seems to be semi addressed. You know, it would be good to work with you to address the fence, the 6ft clearly doesn't seem to be adequate for my neighbors and of course the standards and next door, you know he just asked for a 5ft fence he just wants to stop headlights going on to his property. Good fences make good neighbors sometimes. **Chairman Corbett** I don't see anything in this ZBA conditions but the building inspector has the final say on that.

**Bill O'Brien** 389 Forest Street the right side of the building has to be a loop around to the back in front or it's not going to be closed off. **Darren Grady** there will be no traffic coming in through the right side of the building. **Bill O'Brien** I ask is because I saw in the middle of the back lot something. There isn't a buffer between the building and the wetland so they can't be any driving around. **Darren Grady** a car couldn't fit over in this area, there is a walkway going into the door here, but not enough sufficient room to get a car through there. **Bill O'Brien** a couple nights ago truck came around that far right corner past that door and on the corner with a headlight in my backyard. They did boil me, but not enough to make me do anything about. Again getting back to the fence because right now, if you put something back there I can clearly see it. The property line goes like down and then back up and then down again and I'm on the higher side. **Darren Grady** I'm not aware of any proposed uses back in that gravel area.

**Chairman Corbett** dumpsters in the back can propose up closer to that existing building. **Darren Grady** yes they'll be enclosed as well.

**Randy Hoblitzelle** to the right of the patio brewery is the parking out there? **Darren Grady** no proposed parking.

**George Anderson** 355 Forest Street I live on that side, the only thing I was looking for was maybe a 30ft long high fence just to go along my property line because if there's parking spaces there I sit out in that backyard at night and it would keep the headlights out of my face. **Chairman Corbett** it is proposed it has a gate on that access for the right away on the Northside and then he's coming down towards VFW Drive.

**Charlie Williams** I'm in favor of the project, but in-regards to site plan I think there's a few questions that we need to get answers to. **Chairman Corbett** you want to make a motion Charlie to continue? **Charlie Williams** based on Pats comments and some of the other issues I think we should continue at least the site plan until we get the answers to those questions the fence the lighting. **Leo Reardon** Mr. Williams not sure what questions that you were referring to? **Charlie Williams** questions about the height of the lightning 25feet, is that the case do we know that for sure? You said the lights on the buildings at 20 feet, but the buildings only 18 feet. There were some questions and concerns that Pat Brennan expressed about parking in size, the parking spaces. **Chairman Corbett** we can accept it as it is since it's non-conforming.

**Charlie Williams** I am in favor of the project, I want it to move forward, I just want to make sure that we are getting answers to the questions.

**Chairman Corbett** we have a motion to continue?

**Randy Hoblitzelle** like you said if it's a pre-existing. What the concerns are if it's a safety issue or not. I think it's fantastic setup both young and old.

**James Wells** everything seemed alright we talked about, there is a proposed fence in the back there we just saw that. They said the lights weren't spotlights that were facing down so that's the case that seem to be the two big issues by the neighbors into the backend lighting.

**Chairman Corbett** I'm leaning towards Charlie's recommendation of continuing for next month's the site so we can get a full size set of plans. We could use a full set of plans for lighting elevation. I don't know if highway has any comments, but I know highway before was required granite curbing to be brought in on the streets when things were being done.

**Leo Reardon** Mr. Chairman can get a conditional vote on this? **Chairman Corbett** I don't even have it electronically a landscape plan. We asked for things in a timely manner, two weeks before the meeting we got it today. Whenever we got the lighting plan, this is what I have that's not regulation size we're trying to work with you just because you got tied up with Zoning. I feel for you, I want this to go forward, it is a great thing for the town but when you start submitting, at the last minute, why should you be treated any different than everybody else.

Motion to continue Site plan to the June 22, 2021 meeting - Charlie Williams

Second - Chairman Corbett I'm going to second Charlie's motion to continue the site plan will go on with design review. So we're going to take a vote on continuing.

**James Wells** continue. **Randy Hoblitzelle** I'm going to have to agree. **Charlie Williams** sorry I think we need to continue until we have those answers. **Chairman Corbett** okay to continue 406 VFW Drive on for our next meeting June 22, 2021. We need all/any information two weeks in advance, need hard copies, you can send them over electronically, we need the hard copies two weeks in advance so everybody can review it.

Charlie Williams yes, Chairman Corbett yes, Randy Hoblitzelle yes and James Wells yes  
Unanimous – Voted 4-0

**Chairman Corbett** we will continue on with Design for 406 VFW Drive.

**Chairman Corbett** they have gone through Zoning they have a list of conditions for both places of what they have to do. **Charlie Williams** conditions met? **Chairman Corbett** nothing has really been met, because nothing's been officially approved. The ZBA has approved and granted them their conditions, but they need Planning. **Charlie Williams** ok.

**Chairman Corbett** any comments on the design review? everybody knows what the building looks like you guys are not proposing any exterior changes? **Darren Grady** no. **Charlie Williams** any elevation drawings? **Chairman Corbett** a small elevation that they sent over. This is an existing building everybody's familiar with it doesn't propose any outside changes. **Randy Hoblitzelle** signage? **Chairman Corbett** signs go through the Building Inspector. **Darren Grady** we have no proposed signage. **Charlie Williams** is there a plan to paint or are we keeping the same color? **Leo Reardon** no plans to change the building.

**Mike Bromberg** I don't know if this is related to what you guys are talking about now if I could talk to the Patriots Athletic Club Joe regarding the batting cage, were you guys hitting balls Sunday afternoon? **Joe Paolucci** some of the netting was being put up, so the installers were testing it out. **Mike Bromberg** they weren't loud just one that cracking the ball for a few hours in the afternoon it's not loud but it kind of can drive your cuckoo if smashing balls all day long with the garage door open. If the people behind you with that garage door open 80 feet away from you I am not trying to make a difficult just wanted to let you know I could hear it from a house. You know you have summer hours from 9am to 5pm and winter hours 9am to 9pm. Are they using aluminum or wooden bats? **Joe Paolucci** I don't know what kind of bat. If a big problem address it with me and I would close that door, but I mean it's not going to be completely silent back there. **Mike Bromberg** maybe you can open the door halfway until you get your circulation.

**Chairman Corbett** why the elevation going back up? **Darren Grady** what drawing you are looking at? **Chairman Corbett** that one you sent over. **Darren Grady** I do not have that. **Chairman Corbett** right side elevation have the stairs leading down to VFW Drive, but you have metal siding on the building and then you say reverse the stairs are you moving this and reversing him to face the back. **Darren Grady** I do not have that. **Chairman Corbett** on your right side elevation drawing that somebody drew up here you have existing that is leading from the first floor heading towards VFW Drive coming out of would be your Athletic club. **John Tassinari** the stairs have been removed. **Chairman Corbett** it says on here that reversing in a stage, and not all during this this correct. **John Tassinari** no it's exactly as existing and it's not changing nothing's changing the existing setup is exactly the way it is. **Chairman Corbett** okay, thank you.

Motion to approve the design – Randy Hoblitzelle

Second – James Wells

Randy Hoblitzelle yes, James Wells yes, Charlie Williams yes and Chairman Corbett yes

Unanimous – Voted 4-0

**Chairman Corbett** you guys have a little homework to do. **Darren Grady** ok. **Chairman Corbett** print up some plans have electronic copies, but we need hard copies two weeks in advance. It would be nice to show an elevation plan with the height of your lighting on the exterior of the building buildings only 18 feet tall you can't have 20ft lights like it says on your electrical plan. We need full size plans for the floor plans, landscape everything. You might want to check with highway to make sure you do not need granite curbing

**Chairman Corbett** any questions for us? **Leo Reardon** no. **Darren Grady** no. **Chairman Corbett** we will see you on the 22nd of June and make sure everything in this town hall and stamped by the Clerk and the Planning Board by June 8th.

**Chairman Corbett** John Lucas can rejoin us so we can finish the administration.

Motion to approve the Minutes from April 27, 2021 – Charlie Williams

Second – James Wells

Charlie Williams yes, James Wells yes, John Lucas yes, Randy Hoblitzelle yes and Chairman Corbett yes

Unanimous – Voted 5-0

Motion to pay the Secretary \$225.00 for the May 25, 2021 meeting – Randy Hoblitzelle

Second - Charlie Williams

Randy Hoblitzelle yes, Charlie Williams yes, John Lucas yes, James Wells yes and Chairman Corbett yes

Unanimous – Voted 5-0

Motion to adjourn - John Lucas

Second – Randy Hoblitzelle

John Lucas yes, Randy Hoblitzelle yes, Charlie Williams yes, James Wells yes and Chairman Corbett

Unanimous – Voted 5-0

Adjourned 8:53pm.

For the Planning Board:



Chairman Michael Corbett