

Present: William Keller (Chairman), Lisa Eggleston, Marianne D'Angelo,
Christopher Morely, Carmine Gentile, Michael Hunter (Associate),
Jody Kablack (Planner)

The meeting was called to order at 7:35 p.m.

CVS Water Resources Special Permit - Public Hearing

Steve Messier of Qualex Corporation (division of Kodak), representing CVS and their proposal to install a photo processing lab in the store, described training, chemical lists (7 total on site), safeguards, and containment. One machine develops both film and prints; chemicals are premixed. New England Environmental Treatment (Safety Clean) will haul used photo chemicals from site and dispose of them in accordance with Massachusetts law.

Michael Hunter: How does this processor compare with One Hour Photo?

Mr. Messier: It is newer, smaller and more specialized. CVS will process only color prints (C-41 process); others (B&W, slides) will be sent out. The One Hour Photo currently occupying the space next to Star Market will close and transfer its operations to CVS. This site is within Zone 2 of the Water Resource Protection District and new photo processing shops are prohibited.

Lisa Eggleston: Is this a closed system?

Mr. Messier: Yes, chemicals are contained within machinery. Only handling is 30 gallon (maximum) drums of processed liquid, which is hauled by a licensed hauler.

Lisa Eggleston: Any there any hazardous materials in the solid waste?

Mr. Messier: No, mainly wood pulp, gelatin, plastic.

They are concerned with precedent as Osco was just denied a similar use.

Drew Lapp (consultant to CVS): Existing non-conforming use is being relocated by transfer of use. He does not believe this is precedent setting.

Chris Morely: What are the plans for the 1 Hour Photo space?

Mr. Messier: Nothing specific as of yet.

Carmine Gentile: Are there any gases or odors generated?

Mr. Messier: No, C-41 process produces no volatile gases.

Jim Mezucas (Regional Manager, CVS): 2 additional staff members will most likely be hired, with the possibility of hiring the One Hour Photo staff.

The Public Hearing was closed.

A motion was made to direct the Town Planner to prepare an approval document. Conditions for approval were discussed, including requiring recording a covenant from the property owner stating that no other photo processing will occur in the plaza; and a limitation on sinks in the lab to deter the potential discharge of chemicals.

Guy Spencer, the owner of One Hour Photo, stated the current contract with Gravestar prohibits any other photo lab in the plaza. However, he does not anticipate a problem with the covenant.

Note: The sink will be no larger than a bar sink (approximately 17" x 11").

Marrone Meadows II

The Town Planner reported the plan is ready for endorsement. Revised plans, title certification and an as-built plan were submitted.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse Marrone Meadows II Subdivision Plan

Willis Hill Completion

The Board discussed the letter from the applicant's attorney, Gerry Cournoyer, dated 3/2/01. Town Counsel had drafted a reply indicating the town is not acceptable to the representations in his letter. The Town Planner will draft a response and circulate to Board members for review prior to sending to Mr. Cournoyer.

Zoning Board Authority Petitions

On motions duly made and seconded, the following recommendations were unanimously voted:

1. Item #01-5 Bruce & Eugenia Quirk: No objection.
2. Item #01-6 John & Margaret Castoldi: The Planning Board takes no position.
3. Item #01-7 Albertson's, Inc. (Osco): The Planning Board recommends approval.

2001 Annual Town Meeting

Street Acceptances:

The Board voted to recommend the following streets for acceptance:

S. Meadow Drive
Pipsissewa Circle
Julian's Way
Greystone Lane
Camperdown
Abbottswood

The Town Planner will correspond with the Conservation Commission to resolve issues with remaining streets and to provide details of incompleteness. The Board encourages the use of bonds to enforce compliance.

The Board will review articles for Town Meeting and discuss positions and speakers at the 3/28 meeting.

There being no further business to discuss, the meeting was adjourned at 9:45 p.m.