

**Effingham Planning Board
Site Walk Meena LLC
Meeting Minutes
June 19, 2023**

Members Present: George Bull (chair); Elaine Chick; Nate Williams; Gary Jewell; Paul Potter; Bridget Perry (alternate); Linda Edwards (alternate); Michael Cahalane (alternate)

Members Not present: Grace Fuller; Chris Seamans

Others Present: Applicant's Realtor, Jim Doucette; and Mark Lucy, PE, Horizons Engineering; Several members of the public

Meeting called to order at 6:04 pm. Quorum present.

Chair Bull advised the purpose of this meeting is for a Site Walk at the Meena LLC location for the PB members to view and ask questions.

The Board members were asked to stay as a group so that questions raised, and responses could be heard by other Board members and be added to the minutes.

- **Mr. Lucy** stated if any Board members have any questions to address the question to him as he is here to answer the **Board members** questions.
- **Mr. Cahalane** noted there were a few items to be looked at: Steep slopes, Vegetative Buffer, Back drainage area.
- **Mr. Bull** suggested walking counterclockwise around the property addressing each item as they come up.
 - Beginning with the Well location
 - Existing well, installation date unknown
 - Output supported a laundromat, apartments, and store for years.
 - **Mr. Jewell** asked what makes this a public water supply?
 - **Mr. Lucy:** Water is used to prepare food to be sold to the public makes it a Public Water Supply
 - **Well testing:** Monthly, Annually
 - **Septic system location**
 - One existing septic system that services the store.
 - Newly installed septic located behind and adjacent to apartments.
 - Another older system nearing the end of its useful life no longer in use.
 - **Property Line** Back line is a few feet beyond the top of the steep hill.
 - Well vegetated and blocking all view of adjacent properties.
 - **Dumpster** - Proposed location between the two buildings all the way to the back of the property.
 - **Sign locations-** Two internally lit existing signs one at each edge of the access drive. One sign at the edge of the first apartment and a movable marquee type sign.
 - **Property line between DOT and Applicants** – Runs parallel with Utility line 15 ft toward the DOT catch basin. **Mr. Doucette** stated fill was added by the DOT with

permission of the previous owner.

- **Retention Basin** - Mr. Lucy showed where the white paint is that delineates the testing area for the drill holes in the Bioretention basin. Curbing runs parallel with the DOT basin funneling the stormwater to the basin.

- **Questions regarding UST tanks and Retention basin.**
 - **Mr. Jewell** noted the DOT basin appears to be dry.
 - **Mr. Bull** commented that the DOT area is well vegetated.
 - **Ms. Chick** asked if the widest part of the basin is at the end of the drive past the fuel pumps?
 - **Ms. Chick** asked where the Diesel Pump will be located?
 - **Mr. Lucy** stated it would be a minimum of 15 feet from the apartment building.
 - **Mr. Bull** – asked about pavement sloping away from the building toward the Retention basin.
 - **Mr. Jewell** asked if the Concrete slab would pitch toward the basin.
 - **Mr. Lucy** commented that the concrete pad needs to be dead level at the edges.
 - **Mr. Potter** – stated the Site Walk was helpful.
 - **Mr. Jewell** asked about curbing?
 - **Mr. Lucy** said yes there will be curbing along the DoT Basin.
 - **Mr. Bull** asked about the School Bus.
 - **Mr. Doucette:** they stop right across from the driveway.
 - **Mr. Bull** -stated the tanks are installed as per the design.
 - **Ms. Perry** asked about tank construction.
 - **Mr. Lucy** explained about the double walled UST with sensors that for some events there is a complete shutdown as soon as anything is detected.
 - **Ms. Perry** asked about someone driving away with the hose still attached to the car.
 - **Mr. Cahalane** – commented that driving away with the hose is different than the shutoff in the tanks. But there are safety measures in place for that type of event.
 - **Mr. Williams** explained how the stormwater runs through the filtration and the cleaned water filters out.
 - **Mr. Bull** asked if there were any other questions.

MOTION made by Elaine Chick to Adjourn. Seconded by Nate Williams. PASSED

Meeting adjourned at 7:00 PM

Minutes prepared by Elaine Chick

It should be noted: Due to scheduling conflicts Grace Fuller attended a separate Site Walk with Mr. Doucette on June 14, 2023.