

Wenham Zoning Board

Meeting Minutes February 12, 2014

Members present: Jeremy Coffey, Tony Feeherry, Tim Mansfield, Emilie Cademartori (staff)

7:30 PM Tony Feeherry called the meeting to order and explained the first agenda item.

Gordon College Brigham Athletic Complex

Compliance review and sound system proposal

Jon Tymann, Athletic Director, Warren Shumate Lacrosse Coach & Athletic Complex director, Chis Imming, Director of Media Services were all present. Mr. Feeherry inquired how the operation was doing and if there had been any complaints from abutters/ residents. Mr. Tymann indicated that the college had been following the conditions of the Decision very tightly and have received no complaints. He expressed the success of the facility and how it had become an asset to the community.

Mr. Feeherry asked what the sound system would be used for. Mr. Shumate explained that the field is used for the lacrosse, soccer, field hockey and track teams. There are NCAA audio requirements for official play. Also warm up music would be played. Until now, an inadequate portable system has been used.

Feeherry then asked if the complex is/ will be used for anything other than sports, like concerts. The audio system will not be compatible for such a use, and none are planned.

There was a discussion about field rentals, and a clarification that rental clients will not have unsupervised access to the audio system.

Mr. Mansfield asked how the proposed installation specifically meets the conditions of the 2007 report. Mr. Imming explained that the report details five principal mitigation measures.

- Speakers will be located in two zones, one in the bleachers for the spectators and the other for the players on the field. The two zone system allows lower volume.
- Speaker components will have a narrow dispersion pattern, to limit spill beyond the complex
- A sound limiter will be part of the system, ensuring a reasonable maximum volume, regardless of the operator.
- No speakers will be aimed toward the south, where abutters are the closest.
- The solid fill bleacher design and the location of the Balance & Mobility Center provides additional sound shielding.

Mansfield asked for an actual plan showing the planned speaker locations. After reviewing the locations on a photo, Imming indicated he will submit a more formal diagram for the record. Mansfield asked that the details of the speaker models be included.

It was discussed that any neighborhood feedback/ complaints will be directed to Mr. Tymann.

An audience member, Planning Board Chair David Geikie asked about the possibility of increased future use of the complex. Imming explained that the audio system is not intended as part of any increased use, only for existing uses.

In conclusion, all requested additional details shall be submitted to the permitting office prior to the release of electrical permits for installation. Gordon representatives left the meeting.

Mr. Feeherry indicated the next agenda item

Harborlight Community Partners

Andrew DeFranza, Director of Harborlight was present to provide a summary of their planned senior housing project to be located on Maple Street. The project will be submitted under the provisions of MGL Ch 40B for a comprehensive permit from the Zoning Board. Planning and design is still underway. The draft design at this point includes 60 affordable one bedroom senior units in one three story building, likely to be constructed in two phases.

Various aspects of the project were discussed and the Board thanked Mr. DeFranza for the presentation.

Burley Street West Wenham Village

Ms. Cademartori indicated there would be no discussion, as the applicants had not completed the required engineering materials as discussed at the November meeting. The requested revised Landscape plan had been submitted, but it was decided not to review at this time. The hearing remains continued pending the submission of requested materials.

Zoning Amendment Articles for ATM 2014

Ms. Cademartori presented a brief summary of two articles for ATM to amend the Town Zoning Bylaw. One is amended section pertaining to sign permitting and the other is to amend the definitions related to exempt and non exempt agriculture to be consistent with changes in MGL.

9:05 Meeting Adjourned