

PLANNING BOARD MINUTES
MARCH 23, 2015

Call The Meeting to Order

Chairman David Plunkett called the meeting to order at 7:00 P.M. in the Town Hall Auditorium. Present at the meeting were, Stephen Johnson, Robert Fowler, Nancy Reed, Vincent Fratalia, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart.

(A) Committee Reports/Administrative Actions

(A1) Zoning Bylaw Subcommittee

Mr. Sadwick stated that there is nothing to report under the Zoning Bylaw Subcommittee.

(A2) Master Plan

Mr. Sadwick stated that there is nothing to report under the Master Plan.

(A3) Committee Reports

There are no committee reports.

(B) 205 Washington Street, New England Power Company d/b/a National Grid Site Plan and Use Special Permit, Land Disturbance Permit

Attorney Joshua Lee Smith and Dan McIntyre appeared for the Site Plan and Use Special Permit and Land Disturbance permit for 205 Washington Street.

Mr. Fowler stated that for the record, he is an abutter to this project and asked if the applicant would like him to sit on this hearing. Attorney Smith agreed to have Mr. Fowler sit on this hearing.

MOTION - Mr. Johnson made a motion to waive the reading of the public hearing notice. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

Attorney Smith stated that they met with Building Commissioner Edward Johnson, Town Engineer Kevin Hardiman and Conservation Agent Kyle Boyd on January 21, 2015 to go over which permit were needed. On February 20th they filed with Conservation and Planning. They also received a memo dated March 9th from the Fire Department. They had an IDR on March 16th with Town Departments and then met separately with Fire and Police. Attorney Smith stated that this site has been used as an unmanned substation since 1970. This is located in the Heavy Industrial zone, Ground Water Protection District and Wireless Overlay district. There are two existing buildings that will be demolished. They are proposing an 18,600 SF building that will be 45' high. This building will contain all gas insulated substation equipment. This equipment is currently exposed to the outside elements. There will be underground conduit installed and they are proposing expanding the fenced yard and reconfiguration of the driveways.

Attorney Smith stated that they are requesting the Special Permit for Sections 9300, 9400, 9500, 8323, 4210, 4233 and the land disturbance permit.

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Mr. Plunkett asked if the six lots are merged into one lot. Attorney Smith replied that the railroad tracks go right through them so they are not merged into one lot. Mr. Plunkett asked what the frontage is for substation 29A. Attorney Smith stated that this is pre-existing lot and has no frontage. Mr. Plunkett asked why the lots on the other side of the railroad including. Attorney Smith stated that the parcels with the railroad bed are owned by the railroad and there is not an easement. Mr. Fowler asked if Power Road is a public way. Attorney Smith replied no, it is private.

Attorney Smith stated that this is currently an unmanned substation. There are dense trees and is virtually no visual impact. There will be some additional lighting needed but there will be no spillover. The site will be visited one to two times a month to perform routine maintenance. They will be able to satisfy Deputy Vasas letter dated March 9th. The building will have no combustibles and will have smoke detectors. This is an unmanned station so there is no need to have designated parking, loading facilities or pedestrian access. They request the Planning Board determine that no minimum parking is required.

Attorney Smith stated that they are requesting the following waivers: Sections 5130, 5140, 5170, 5424, 5180, 5410, 9470, 5413, 5414(a), 5422, 5428, 5429, 5440-5444, 5450, 9432, 9434, 9462 and 5332.

Mr. Plunkett asked if a rendering was submitted. Attorney Smith stated that it is pre-engineered metal building that is similar to the existing.

Mrs. Reed asked why the fence was being taken down. Mr. McIntyre stated that they will replace the entire fence to meet standards. Mrs. Reed stated that at a previous meeting a gentleman from National Grid was here and we spoke to him about cleaning up Main Street and adding a sidewalk. Mr. McIntyre stated that there is another National Grid project that is coming before the Board that could address the sidewalks.

Mr. Plunkett stated that area along Main Street is an eyesore.

Mr. Sadwick stated that we have not received confirmation from the Fire Department or engineering agreeing with the plan.

Mr. Fratalia asked how this is different from what currently exists. Mr. McIntyre stated that this is the exact function of the existing substation except the equipment will be inside. Mr. Fratalia asked if there is any danger when the existing station will be dismantled. Mr. McIntyre replied no. Mr. Fratalia asked who high the fence will be. Mr. McIntyre replied that it would be 8' high with 1' barb wire. Mr. Fratalia asked if there will be alarms. Mr. McIntyre replied yes, since 9/11 each station has alarms and video surveillance. Mr. Fratalia asked if there will be a new septic system installed. Mr. McIntyre replied yes.

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Mr. Fowler asked if the Town Engineer will be reviewing this plan. Mr. Sadwick replied yes, he is in process of reviewing it. Mr. Fowler stated that on the plan, Dock Road and Dock Street he believes are the same. Mr. McIntyre stated that they will get the correct address and relay that information to the Fire Department. Mr. Fowler asked if there will be a dial-up or radio box for fire. Mr. McIntyre replied that they will use dial-up since it is an unmanned station. Mr. Fowler asked if there will be external lights. Mr. McIntyre replied yes, they but they are usually off unless they are being worked on. The Police have indicated that they may want some lights on due to the potential vandalizes.

Mr. Johnson stated that he would want confirmation from Fire. Mr. Johnson asked if the increase is needed due to volume. Mr. McIntyre stated that they need to prepare for the future. Mr. Johnson asked what the square footage of the building is. Mr. McIntyre stated that the old building is between 2,000-3,000 SF but that only contained the electronic controls and the new is ~18,000 SF which will contain all the equipment. Mr. McIntyre added that the maintenance building is coming down.

Mr. Plunkett asked if the fence surrounds the building. Mr. McIntyre stated that the fence will surround the whole switch area including in the building. Mr. Plunkett asked if it is a chain link fence. Mr. McIntyre replied yes. Mr. Plunkett stated that the Town is looking into improving Rt. 38 parcels and this area in the front of this project is in disrepair and has a negative impact. He is considering not issuing a waiver of the sidewalks and asked that the applicant work with the Town at trying to improve this area of Rt. 38.

Cecelia Pilato of 21 Marion Drive – Ms. Pilato stated that there are dense trees and she would like to keep them. Ms. Pilato asked if there will be extra traffic. Mr. McIntyre replied no, this will still be an unmanned station.

Kevin Donnelly of 8 Westland Drive – Mr. Donnelly stated that the current use is contained. Mr. McIntyre replied yes. Mr. Donnelly asked what is the future of the building that is nine times the size of the existing. Mr. McIntyre replied that it will be used for the same exact purpose except that the equipment is now going to be all inside the building. Mr. Donnelly asked how full the building will be. Mr. McIntyre replied it will be almost full. Mr. Donnelly asked if there will be a gas line installed. Mr. McIntyre replied no, there will not be a natural gas line but there is gas used to insulate between equipment. Mr. Donnelly asked how high the building would be. Mr. McIntyre replied the current building is 12' to 15' high and the proposed building will be 45' in height. There will also be a smaller building that will be about 12' – 15' high to house the electronic controls. This will be attached to the larger building.

Paul Marquis of 81 Northgate Road – Mr. Marquis asked what the hours of operation will be during construction. Mr. McIntyre replied that they will comply with the bylaw, Monday through Friday 7:00 AM to 7:00 PM and Saturday from 7:00 AM to 5:00 PM. During the end of the construction, they may need to work on a Sunday to switch all the equipment over. Mr. Marquis asked that the lights be focused down on the larger facility on Power Company road. Mr. McIntyre stated that they can look into that.

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Keith Brooks of 4 Westland Drive – Mr. Brooks stated that he is concerned with the lights and spillover. Mr. Plunkett stated that the bylaw requires zero spillage from the site. Mr. McIntyre stated that all existing lights at this site will be going away and upgraded ones will be added. Mr. Fowler asked that the applicant also look at the larger substation to see if anything can be done to prevent light spillage from that site also.

Mr. Johnson stated that if the applicant is going to address the Rt. 38 area then a plan should be brought in.

Mr. Plunkett asked that a plan showing the vegetation around the building and site be submitted. Attorney Smith asked if a narrative could be submitted. Mr. Plunkett replied yes.

MOTION - Mr. Johnson made a motion to continue the Special Permit for April 6, 2015 at 7:05 PM. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

(C) **20 Carter Street, Carter Street Realty Trust for Carter Street Sports Center, Continued Special Permit**

MOTION - Mr. Fratalia made a motion to continue the Special Permit for 20 Carter Street until April 6, 2015 at 7:45 PM. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

(D) **1390 and 1394 Main Street, Sullivan Family Trust – John Sullivan Continued Special Permit and Site Plan Special Permit**

Mr. Plunkett stepped down from the hearing and Mr. Johnson took over as Chairman.

MOTION - Mr. Fratalia made a motion to continue the Special Permit and Site Plan Special Permit until April 6, 2015 at 7:50 PM. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Mr. Plunkett returned to the meeting.

(E) **434 Main Street, Wamesit Lanes – Sign Discussions**

Dick Cuoco, Donald McLaren and Donald McLaren Jr. appeared for discussions on the proposed sign for Wamesit Lanes. Mr. Cuoco stated that they have filed an application for a Sign Special Permit and it is scheduled for a public hearing on April 6th. They hope to open in the fall and would like to start the sign. Mr. Cuoco stated that this is a family oriented site and they will have a pow-wow tree in the building. The proposed sign will not interfere with any other sign.

Mr. Cuoco stated that they are proposing an electronic message board sign that will have community activities posted as well as their advertisements. They will be seeking the following waivers: 5232(d) – electronic message board, 5232(d1) – 10 acre minimum, they have 4.8 acres, 5232(d4) – the proposed height is 41” H x 99” wide, 5232(d6) – scrolling, 5232(d7) – full color, 5250 – attached sign is 8’11” in height, 5253 – the height of the free standing sign is 26’6”, and 5253(a) – the free standing sign will be 221.66 SF.

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Ben Barre of Timeomatic joined the meeting. Mr. Barre stated that single color signs are becoming obsolete. A multi-color sign is safer. Mr. Plunkett asked if this would be similar to the billboard on Rt. 93. Mr. Barre replied yes. There are usually two challenges for these types of signs, how often the sign can change and does it dim at night. Mass DOT has said that the sign changing every 15 seconds is safe. If the sign changes every one minute than cars have already driven past it. Mr. Barre stated that 7% of the output is at night. They can manually change the brightness of the sign and lock it in as well as how often the sign changes. They can also add time and temperature. Mr. Barre added that they can add the longitude and latitude to the software, so it will know the weather conditions and adjust the light accordingly.

Mr. Johnson stated that we don't want Tewksbury to look like Las Vegas. He knows that technology is better and doesn't have an issue with the message board even though it is very bold. Mr. Johnson stated that he doesn't have an issue with the attached sign but he is not sure with all the illumination.

Mr. Fowler stated that he is impressed with the information received tonight. Mr. Fowler stated that all red letters are obtrusive but full color is ok. Mr. Fowler asked if the LED brightness can be controlled. Mr. Barre replied eyes.

Mr. Fratalia replied that he loves the sign.

Mrs. Reed stated that the sign is well designed but she is concerned with the overall impact as well as the brightness of the yellow moon and white of the sign. Mr. McLaren stated that the LED lights can be turned down and the sign is set back so not to interfere with any surrounding signs.

Mr. Plunkett stated that he is ok with the attached sign but still has concerns relative to the brightness, scrolling, flashing and timing of the free standing sign. Mr. Plunkett asked that if there are similar local signs, that the address be given to the Board so they can view them.

Old Business

There was no old business.

New Business

There was no new business.

Director's Report

Mrs. Reed asked if the Wamesit Indian Park has gone out to bid. Mr. Sadwick stated that they are expecting to see the specs this week.

Mr. Fratalia asked what the status of Highland Ave is. Mr. Sadwick stated that they are working with Town Counsel and the Building Commissioner.

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Adjournment

MOTION - Mr. Fowler made a motion to adjourn the meeting at 8:45 PM. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

Approved on: 4/27/15

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*List of documents for 3/23/15 Agenda
Documents can be located at the Community Development Office*

- B. 7:00** 205 Washington Street, New England Power Company
d/b/a National Grid
Site Plan and Use Special Permit, Land Disturbance
- *Application packet dated 2/17/15.*
 - *National Grid Existing Conditions & Demolition Plan; sheet 1 of 1; revision date 3/4/15.*
 - *National Grid Site Plan; sheet 1 of 1; revision date 3/4/5.*
 - *National Grid Grading & Drainage Plan; sheet 1 of 1; revision date 3/4/15.*
 - *National Grid Grading & Drainage Sections & Details Plan; sheet 1 of 1; revision date 3/4/15.*
 - *National Grid Wetland Impact Plan; sheet 1 of 1; revision date 3/4/15.*
 - *IDR held 3/10/15*
 - *Memo 3/9/15 fr Fire Department.*
 - *Memo 3/11/15 fr Board of Health.*
- C. 7:10** 20 Carter Street, Carter Street Realty Trust for Carter Street
Sports Center, Continued Special Permit
- *Memo 3/20/15 fr Building Commissioner.*
 - *Letter 2/26/15 to Mr. Hill from Interim TMHS Athletic Director.*
 - *Parking Plan dated 8/3/09 prepared by Andrew Cohen Architects.*
- D. 7:20** 1390 and 1394 Main Street, Sullivan Family Trust – John Sullivan
Continued Site Plan and Site Plan Special Permit
- *Letter 3/18/15 from Doug Lees.*
 - *Stormwater Management Supplemental Analysis, Alaina Estate; prepared on March 17, 2015; prepared by Land Engineering & Environmental Services.*
 - *Sewer Pipe Sizing Calculations.*
 - *Letter 3/17/15 to John Gorman fr Ron Muller & Associates.*
 - *Site Development Plan dated 12/19/14 revised 3/27/15.*
 - *Site Distance Plan dated 3/17/15.*
 - *Fire Truck Movements, “Elaina Estates” dated 2/27/15; prepared by Land Engineering.*
- E.** 434 Main Street, Wamesit Lanes - Sign Discussion
- *Color rendering on Wamesit Lanes Sign and Layout Plan dated 2/18/15.*
 - *Brief dated 3/23/15 with attached color rendering of proposed signs.*