

PLANNING BOARD MINUTES

December 21, 2015

Call The Meeting to Order

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

(A) Approval of Minutes – November 02, 2015

MOTION - Mr. Anderson made a motion to approve the Planning Board minutes of November 02, 2015 as submitted. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

(B) Committee Reports/Administrative Actions

(B1) Committee Reports

There were no committee reports.

(B2) 1583, 1593 and 1605 Andover Street Informal Discussion

Matt Hamor, Attorney Richard O'Neill, David Wahr and David Daley appeared for the informal discussion for 1583, 1593 and 1605 Andover Street. Mr. Hamor stated that a Special Permit was issued for a daycare and coffee shop. The former applicant is not planning on building the day care and is only interested in the construction of the coffee shop. Mr. Daley has purchased the property that the day care is proposed on as well as the residential home to the right. They are proposing an access drive to 20 International Place, a day care facility, an unmanned bank ATM facility. They are proposing rotating the day care 90°. They are also proposing a 2,000 SF retail space for a dentist or law office in the location to the right of the day care. A formal plan will be submitted in early 2016.

Attorney O'Neill stated that the development of this area started in 1995. Mr. Pollack secured the approval of the Special Permit but a few months ago he told us that he could not perfect the financing. Attorney O'Neill stated that this is a great opportunity.

Mr. Fowler stated that he is pleased to see this area being developed but he has a question. Why is the donut shop not part of this plan? Attorney O'Neill stated that is still being developed by the previous applicant. Mr. Fowler stated that the access way crosses over the triangle parcel. Mr. Hamor replied that a land swap is included in the plan. Mr. Fowler asked who owns the triangle parcel. Attorney O'Neill stated that Derrick Doherty owns the property with options to Frank Pollack. Mr. Pollack still plans on building the donut shop and they are still working with Mr. Pollack on this project. Mr. Fowler stated that a modification would be required for the day care and a new application for the retail/bank. Mr. Hamor stated that there may be grading changes with the coffee shop also. Mr. Daley added that are part of the due diligence, a cross easement access will be part of the process.

Mr. Fratalia asked if there will be an increase in traffic. Attorney O'Neill replied that they will engage a traffic consultant but these are small changes in regards to traffic concerns.

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Mr. Anderson asked if people would have to cross the day care lot to get to the retail building. Mr. Hamor replied yes. Mr. Anderson stated that he would be concerned with traffic going through the day care parking lot. Mr. Hamor stated that the access would be at the back of the parking lot where the employees would park.

Mrs. Reed stated that she is happy to see the access to International Place. Mrs. Reed asked that the applicant look at reusing the Pike House. The front portion of the Pike House is the only part that could be kept for historical preservation with maybe some original internal fireplaces but the rest of the building has been updated. Mrs. Reed stated that it could be replicated to retain the essence. Attorney O'Neill stated that they would look at the architecture and consider the request.

Mr. Johnson asked which way the ATM kiosk would face. Mr. Hamor replied it would face Andover Street. Mr. Johnson stated that if someone was taking a left, that would only allow queuing of one to two cars. Mr. Johnson asked that the architectural details of the kiosk be in line with the other buildings. Mr. Daley stated that there are two different architects but they will work with the other architect to make the look of the projects similar.

(C) **2550 Main Street, Verizon Wireless Communications for Ronald White and Thomas Ratacik – Special Permit Continued**

MOTION - Mr. Fowler made a motion to continue the Special Permit for 2550 Main Street until January 11, 2016 at 7:00 PM. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

(D) **105 Lowell Street, Robert M. Gill for Martel Realty, LLC (Martel Welding and Sons) Site Plan Special Permit**

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

Matt Hamor and Richard Martel appeared for the Site Plan Special Permit for 105 Lowell Street. Mr. Hamor stated that an IDR was held. The single family home was razed. They are proposing an 8,125 SF industrial building. This is zoned Heavy Industrial. The ZBA approved a variance in April. The access will be off of James Ave. They will use porous pavement and no outside storage. There will be green lattice fencing around the site and they will comply with the twenty comments from engineering. The building will house five bays facing James Avenue with small windows about the bay doors. The building will be metal with slab on grade that is similar to the existing building.

Mr. Anderson stated that this is a long standing business and this will be a major improvement.

Mrs. Reed stated that this area was rezoned as the West Side Neighborhood District with different uses allowed than the Heavy Industrial zone. She is not sure what is being proposed is allowed in this new district because she is not sure what the use is. Mr. Sadwick stated that vehicle repair is not allowed. The applicant would need to meet the use table. Mr. Hamor stated that the use is light manufacturing and they will take a look at the use table.

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Mr. Fowler stated that the ownership is the same as Martel Welding and asked if this parcel is contiguous as the Martel Welding parcel. Mr. Martel replied yes, it is right next door. Mr. Fowler stated that that would be considered an expansion of the use on the back lot.

Mr. Fratalia stated that he would consider that a continuation of an existing business.

Mr. Johnson stated that it would be an expansion of a non-conforming use. Mr. Sadwick stated that there is a process for an expansion of a non-conforming use. Mr. Johnson stated but he is glad to see porous pavement being used.

Rick Talbot of 21 Kernwood Ave – Mr. Talbot stated that once the train cars and trees were removed, the noise is very loud from the site to the neighborhood. He would like to see a buffer on Kernwood Avenue.

Mr. Hamor stated that they would like a continuance to look at the zoning issue.

MOTION - Mr. Anderson made a motion to continue the Site Plan Special Permit for 105 Lowell Street until January 11, 2016 at 7:10 PM. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

(E) **15 Starbird Avenue, Arnie Martel for Marsha M. Hunt Special Permit and Definitive Subdivision**

MOTION - Mr. Anderson made a motion to continue the Special Permit and Definitive Subdivision for 15 Starbird Avenue until February 8, 2016 at 7:00 PM. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

(F) **1201 Main Street, James Wu, New Horizons Realty Group Special Permit, Site Plan Special Permit, Groundwater Protection Special Permit, Town Center Overlay District**

MOTION - Mr. Anderson made a motion to continue the Special Permit, Site Plan Special Permit, Groundwater Protection Special Permit and Town Center Overlay District for 1201 Main Street until January 11, 2016 at 7:20 PM. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

Old Business

There is no old business.

New Business

There is no new business.

Director's Report

Mr. Sadwick stated that we need to schedule a working meeting. There is a growing list of items that need to be addressed. He asked that the Board look at the following dates: January 5th, January 6th, January 11th or January 12th.

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MOTION - Mr. Fowler made a motion to send a letter to the developer for Triple Lee for a status report on the street acceptance and open space. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

Adjournment

MOTION - Mr. Anderson made a motion to adjourn the meeting at 8:15 PM. The motion was seconded by Mrs. Reed and unanimously voted 5-0.

Approved on: 1/25/16

*List of documents for 12/21/15 Agenda
Documents can be located at the Community Development Office*

- A. 7:00** Approval of Minutes – November 2, 2015
- B. 7:00** Committee Reports/Administrative Actions
 - 1- Committee Reports
 - 2- 1583, 1593 & 1605 Andover Street
Informal Discussion
 - Letter dated 12/7/15 fr LandPlex including Conceptual Development Plan (Drive-Thru Bank, Day-Care Facility, Retail Building) dated 12/7/15.
 - Rendering dated 12/19/15 fr Jozokos Architecture, Inc.
- C. 7:00** 2550 Main Street, Verizon Wireless Communication for Ronald White and Thomas Ratacik
Continued Special Permit
(Applicant requesting to be continued to 1/11/16.)
Memo 12/6/15 fr Isotope re: Clarifying Information
- D. 7:10** 105 Lowell Street, Robert M. Gill for Martel Realty, LLC (Martel Welding & Sons) – Continued Site Plan Special Permit
 - Application packet dated 10/7/15.
 - IDR held on 10/27/15
 - Ltr 12/11/15 fr Town Engineer
 - Response ltr 12/16/15 fr Robert Gill Associates to Town Engineer
 - Copy of Layout & Landscaping Plan prepared for Martel Welding & Sons; prepared by Robert Gill; dated 9/17/15 revised 12/16/15.
- E. 7:20** 15 Starbird Avenue, Arnie Martel for Marsha M. Hunt
Continued Special Permit and Definitive Subdivision
Application packet dated 11/6/15
 - IDR held 11/17/15*Letter 12/4/15 fr Civil Design including revised plan dated 12/4/15.*
- F. 7:30** 1201 Main Street, James Wu, New Horizons Realty Group
Continued Special Permit, Site Plan Special Permit, Groundwater Protection Special Permit, Town Center Overlay District
(Applicant requesting to be continued to 1/11/16.)
Applicant requesting to be continued to 1/11/16.

Correspondence

Memo 12/17/15 to PB fr Steve Sadwick re: Triple Lee Estates – Open Space & Completion