

TEWKSBURY PLANNING BOARD MINUTES

January 10, 2022

Call The Meeting to Order

Chairman Stephen Johnson call the meeting to order at 7:00 P.M. at the Town Hall Meeting Room. Present at the start of the meeting were, Vice Chairman Robert Fowler, Vincent Fratalia, and Jay Delaney.

(A) Approval of Minutes

No minutes to approve.

(B) Committee Reports/ Administrative Actions

(B1) Committee Reports

Mr. Johnson stated that the Zoning Bylaw Committee has a public hearing on 1/18/22 at 6:00 PM at Tewksbury Town Hall to discuss any issues surrounding the bylaw amendments.

(B2) Town Planner's Reports

There were no Town Planner's Reports

(C) 103 Sarno Lane – John Whatley – Family Suite Special Permit-Continued from 12/13/22

John Whatley and Michael Baglio appeared for the Family Suite Special Permit application. Mr. Whatley stated he is looking to install a resident suite for his mother-in-law who will be moving in. Mr. Whatley stated that there will be no additions added, they will install a kitchen into the already finished basement and covert the current garage into a bedroom.

Mr. Fowler asked about a change to garage door on the plans they had. Mr. Whatley stated he had an updated set of plans from the copy the board had which showed that the garaged door would be removed and replace with a regular door for access.

Mr. Johnson suggested Mr. Whatley and Mr. Baglio mark up their updated set of plans and give them to Ms. Lowder.

Mr. Fratalia asked if they were going to have two front doors on the property. Mr. Whatley confirmed that was the case. Mr. Fratalia stated the Board would prefer he have a side door added for access rather than have 2 doors on the front of the home to avoid it being confused for a two-family home. Mr. Fratalia asked if there was sewer at the property. Mr. Whatley stated yes there is.

Mr. Johnson stated the Special Permit was only necessary because it was requested by Mr. Whatley's mortgage company. Mr. Johnson then stated that Mr. Baglio would need to prove a new set of plans when he applied for the building permit.

There were no questions from the audience.

MOTION- Mr. Fowler made a motion to close the public hearing. The motion was seconded by Mr. Fratalia and unanimously voted 4-0.

MOTION- Mr. Fratalia made a motion to approve the Family Suite Special Permit at 103 Sarno Lane with the condition that new plans would be submitted the next morning. The motion was seconded by Mr. Fowler and unanimously voted 4-0

(D) 1768 & 1788 Main Street – 1768 Main Street Realty Trust – Modification to Site Plan Special Permit/Use Special Permit-Continued from 12/13/22

MOTION- Mr. Fratalia made a motion to continue the Modification to Site Plan Special Permit/Use Special Permit for 1768 & 1788 Main Street until January 31, 2022, at 7:05 P.M. The motion was seconded by Mr. Delaney and unanimously voted 4-0.

TEWKSBURY PLANNING BOARD MINUTES

January 10, 2022

(E) **30 East Street – Carolina Properties, LLC on behalf of Holden Irrevocable Trust – Site Plan Special Permit, Special Permit for the Town Center Overlay District and Groundwater Protection District-Continued from 12/13/22**

MOTION- Mr. Fratalia made a motion to continue Site Plan Special Permit, Special Permit for the Town Center Overlay District and Groundwater Protection District for 30 East Street until January 31, 2022, at 7:10 PM. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

(F) **Administrative Items**

(F1) **60 Highland View Road – Concept Plan Review**

Matt Hammer and Tony Beams appeared for the Concept Plan Review for 60 Highland View Road. Mr. Hammer stated that they are proposing a high-tech greenhouse facility which will incorporate robotics and sustainable technologies to grow perfect strawberries. Mr. Hammer stated the reasoning for choosing this location and provided details of the facility along with a PowerPoint packet.

Mr. Fratalia asked if they plan to proceed with the project if the ZBA does not grant the variance. Mr. Hammer stated that they will have to take a step back and discuss within the company how to proceed if that is the case. Mr. Fratalia then asked how many employees will be on site working. Mr. Beams stated they would have two robotics engineers there daily. Mr. Fratalia then asked where the entrance to the facility was located. Mr. Hammer stated that will be detailed on a later plan. When you are looking at the building there will be a door from the front side. Mr. Fratalia asked if they expect any contamination on site. Mr. Hammer stated the site has already been cleaned up. There will be a full 21E site assessment done on the property. A number of test pits have already been done with the town engineer and the soil looked good, there was no contamination visible. Mr. Fratalia asked if there was a plan for a buffer in place for the neighbors. Mr. Hammer stated they anticipate the nearest residential neighbor may request something like that so they will be in contact with them. Mr. Fratalia asked if they expect any solar bounce off of the greenhouse. Mr. Beams stated the greenhouse will be designed to concentrate the optics from the sunlight into it and they will supplement that with artificial LED lights.

Mr. Delaney asked if the equipment would be behind the solid wall shown in the plans or seen through the glass of the greenhouse. Mr. Beams stated that they refer to that area as the mechanical room. The mixing board, heating irrigation and the electrical control units would be there and will not be visible from the outside.

Mr. Johnson asked what they expect for sound. Mr. Hammer stated that greenhouses really don't make much noise. The loudest thing may be an air conditioning condenser. Mr. Beams then added the largest vehicle coming to and from the property would be a pickup truck to transport the strawberries.

Mr. Fratalia asked if they had any other facilities in the United States. Mr. Beams stated that this will be the first.

Old Business

Mr. Fratalia stated that he missed the previous meeting regarding Whipple Road so he reached out to the Town Manager and Mr. Sadwick asking if he had any questions or concerns who he should direct them to. The town manager informed him that they were going to reduce the size of the plan. He will hold his comments and questions until he receives updated plans.

New Business

There was no New Business,

Correspondence

There was no Correspondence.

Adjournment

MOTION- Mr. Delaney made a motion to adjourn the meeting at 7:27 PM. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

Approved on: February 14, 2022

TEWKSBURY PLANNING BOARD MINUTES

January 10, 2022

List of documents for the 1.10.2022 meeting

Documents can be found in the Community Development Office

- 7:00 p.m.** Call meeting to order
- A. 7:00** Approval of Minutes: None.
- B. 7:00** Committee Reports/Administrative Actions
- 1- Committee Reports
 - 2- Town Planner's Report
 - **No materials submitted**
- C. 7:00** 103 Sarno Lane – John Whatley: Family Suite Special Permit (*continued from 12/13*)
- **Application packet dated 10/26/2021**
 - **Memo from Anna McGinty dated 11/16/2021**
- D. 7:05** 1768 & 1788 Main Street – 1768 Main Street Realty Trust: Modification to Site Plan Special Permit/Use Special Permit (*continued from 12/13*) - **applicant requests continuation to 1/31**
- **DPW response letter from Civil Design Consultants dated 12/21/2021**
 - **Figure A re: existing conditions plan dated 12/20/2021**
 - **Revised waiver request letter dated 12/21/2021**
 - **Copy of SPSP/USP 2012-08**
 - **Copy of Non-Substantial Change Determination #1 dated 8/11/2014**
 - **Copy of Non-Substantial Change Determination #2 dated 5/31/2016**
 - **Revised site plans dated 12/21/2021**
 - **Letter from Kevin Hardiman dated 1/7/2022**
 - **Email from Jim Hanley re: continuation to 1/31 dated 1/7/2022**
- E. 7:10** 30 East Street – Carolina Properties, LLC on behalf of Holden Irrevocable Trust: Site Plan Special Permit, Special Permit for the Town Center Overlay District and Groundwater Protection District (*continued from 12/13*) - **applicant requests continuation to 1/31**
- **DPW response letter from Andover Consultants Inc dated 12/20/2021**
 - **Swept-path turning analysis dated 12/14/2021**
 - **Revised site plans dated 12/15/2021**
 - **Letter from Kevin Hardiman dated 12/28/2021**
 - **Letter from Mark Bertonassi dated 1/3/2021**
 - **Email from Dennis Griecci re: continuation to 1/31 dated 1/5/2021**
- F. Administrative Items (continued)**
- 1 – 60 Highland View Road – Concept Plan Review
- **Preliminary Site Plan dated 1/3/2022**
 - **Greenhouse Building Plans dated 1/3/2022**