

TEWKSBURY PLANNING BOARD MINUTES

February 14, 2022

Call The Meeting to Order

Chairman Stephen Johnson call the meeting to order at 7:02 P.M. at the Town Hall Meeting Room. Present at the start of the meeting were, Vice Chairman Robert Fowler, Clerk Eric Ryder, Jay Delaney, and Vincent Fratalia

(A) Approval of Minutes - December 13, 2021; January 10, 2022; January 31, 2022

MOTION- Mr. Ryder made a motion to approve minutes from all dates. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

(B) Committee Reports/ Administrative Actions

(B1) Committee Reports

Mr. Fowler stated that the Zoning Bylaw subcommittee had its last official meeting the week prior and wrapped up a lot of the items. They may need to meet again if called by the chairman.

(B2) Town Planner's Reports

Ms. Lowder stated 1800 Main Street Starbucks, who came to the Board last year to get a Use Special Permit, have begun the process of getting their building permit application and intend to complete the project in two phases. In the first phase the landlord is going to do the demolition of the building to bring the building back to a shell and put in a grease trap and start the process on getting the sidewalks done in front of the building. Once all that is done Starbucks is going to come in and apply for their own building permit to do the build out. There is no ETA for completion at this time, but they are finally making progress.

Ms. Lowder stated that 1866 Main Street, the proposed bakery to move into the old Santander bank, has submitted their plans to the Health Department and they are under review by the Health Director.

Ms. Lowder stated at the last meeting she presented some information about an opportunity to close some of the sidewalk gaps along Main Street, she wanted to follow up with answers to some of the questions the Board member had. Unfortunately, there are no Town sanctioned sidewalk projects in the vicinity so there would be a separate mobilization and demobilization required, so there's no opportunity there unfortunately. Chapter 90 and Complete Street Funds have been allocated for other projects so they cannot use those. Ms. Lowder stated she has put in a request into a consulting Engineer for an estimate for both sidewalk segments in front of 1788 and 1866 Main Street, she has not received a response to date, hopefully she will have it at the next meeting. Members of the board asked about the status of 913 East Street were, the applicant has not paid the Planning board approved Sidewalk fee to date, their special permit and variance expired so they were reheard by the Zoning Board of Appeals on January 27th and the permit needs to go through the 20-day appeal period before moving forward. When they apply for the building permit, we will follow up with the sidewalk donation. Ms. Lowder stated her plan is, once she gets an estimate from the engineer, hopefully the design work is a reasonable amount that falls within the sidewalk fund that the Board has collected, maybe they can fund the design work themselves. There is a great opportunity for a grant coming up, called the One Stop Grant through the state and permitting and construction could possibly be done though that. The expression of interest for that is due March 18th but as soon as she receives the design estimate they will be able to decide if that is something they will be able to utilize going forward.

Mr. Fratalia asked what the plans are for the signal updates at Main Street and Livingston Street. Ms. Lowder stated that would be something that would be a part of completing the sidewalk in front of 1866 Main Street because it would lead to crossing a major roadway so there would have to be pedestrian signal updates at that intersection which will be part of the design and estimate they get for that section.

Mr. Fratalia stated he has seen people working at the new bakery again and asked if there were new owners. Ms. Lowder stated no, the same owner owns the whole plaza. It's the same project manager but she believes they have partnered with a different bakery, La Vita Dolce, and the plans are with the Health Department now.

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(B3) Goodbye Dawn

Mr. Johnson stated that they were not able to say goodbye in a timely manner to their recording secretary due a cancelled meeting.

Mr. Fowler stated they were shocked when Dawn made the decision to leave, they knew they were going to lose a real asset. He never saw anyone who would be at a meeting and always knew what was going on and wasn't afraid to tell them in a nice way. They miss her, the Town misses her, and he wishes her luck in her new endeavor, her new job and go get 'em.

Mr. Johnson echoed Mr. Fowler for everything he said and added she is missed in general for sure, missed on his right always because it was very easy to lean over and ask her a question and also easy to slide a note over where she may or may not have been able to keep a straight face when he did it. Her knowledge was invaluable to the Board. She is missed she is certainly a value to where she is now but it's a loss for them so thank you.

Mr. Fratalia thanked her for all her help. She knew it all, always held it down and they are missing her big time here.

Mr. Delaney said Dawn means a lot to him they have been friends for a long time. The help she provided him can never be replaced and he wants to thank her very much for that and wants to wish her the very, very best.

Mr. Ryder thanked Dawn for being there when he had 10,000 questions. She is missed but he knows she'll do phenomenal in her new job, best of luck.

Mr. Johnson opened it up to the audience for anyone who would like to say something.

David Plunkett stepped forward to say how tactful and helpful Dawn always was and thanked her.

Nancy Reed stepped forward to say how great it was to have another woman with her when she was on the board and wished her the best.

(C) 1880 Main Street – Non-Substantial Change Determination

Jim Hanley of Civil Design Consultants and Marc Ginsburg, applicant, appeared for the Non-Substantial Change Determination for 1880 Main Street. Mr. Hanley stated they were before the board in the fall of last year for a residence located approximately 20' north of the existing maintenance barn located on the golf course off Livingston Street. At that time they had looked at an option of elevating the building on piers to avoid or minimize impacts within the flood plain, when they went to do the foundation, they found that they weren't really reducing the impact as much as they thought, it became very costly and complicated. They have come back tonight with an alternative to that which is essentially filling up approximately 12"-18" in the deepest part that fill up the floodplain and allows the building to be up out of the floodplain in elevation and then they made some minor adjustments along the back of the existing barn where they are basically dredging out maybe two tenths, 3" or something like that just to compensate for the fill that they are placing. Because the existing barn is serviced by an existing water well, they wanted to show a replacement while they were in front of the Board for if and when they need it as part of this application. They met with Conservation two Wednesday nights ago, and went back and forth with the DPW, they provided a review letter.

Mr. Ryder asked as far as conservation, is there any concern with doing a standard foundation versus the piers. Mr. Hanley stated no, they are providing ~200 cubic feet of additional storage and they matched or exceeded each individual foot. Mr. Ryder stated obviously follow Mr. Hardiman's notes for the water connection.

Mr. Fowler stated he is happier now than he was with the original piece. He thought it was more aesthetically pleasing when you plant things around the foundation etc. What he was waiting for was the approval from Mr. Hardiman, his comment was the DPW recommends approval of the revised modification to the site plan special permit and that awesome.

Mr. Fratalia stated he like that the foundation is going in rather than the piers.

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MOTION- Mr. Fowler made a motion to approve that it was a non-substantial change. The motion was seconded by Mr. Ryder and unanimously voted 5-0.

MOTION- Mr. Fowler made a motion to approve the Non- Substantial Change application dated 2/8/2022 for 1880 Main Street. The motion was seconded by Mr. Ryder and unanimously voted 5-0.

Old Business

Mr. Fratalia stated he spoke with Eric the other day about the possibility of getting into, to review the new school that is going to be built, he did a review of the new fire department a few weeks ago, it looked awesome and was a nice building so if they could get into the school building, they would appreciate it. He would like to see what's going on. Mr. Ryder asked what a good time would be, morning or later in the day. Mr. Johnson stated that he feels later in the day makes more sense. Mr. Fowler asked at what stage they were at now. Mr. Ryder stated some of the rooms have drywall, the drop ceiling grids are in, they are doing some lighting, they are doing the façade and windows have all come in. The interior courtyard is underway. When he did a walk through around Thanksgiving you could walk around, he's sure it's much further along to get a better idea of what it's going to look like. Mr. Fowler stated he appreciates what Mr. Fratalia wants to do but he thinks it would be better to do when some finishes are in, flooring and rugs. Mr. Ryder stated he can get a timeline in two weeks and bring it back then.

New Business

Mr. Ryder asked Ms. Lowder if they decide to use their money for design is this something the town is willing to manage for them. Ms. Lowder stated yes, between herself and Mr. Hardiman they would manage the project. Mr. Ryder stated that there is an open space grant right now then there's a shared space that's available and that does cover sidewalks, that is due end of March and up to \$400,000.

Correspondence

No correspondence

Adjournment

MOTION- Mr. Fratalia made a motion to adjourn the meeting at 7:31 PM. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

Approved on: March 14, 2022

List of documents for the 2/14/2022 meeting

Documents can be found in the Community Development Office

- A. 7:00** Approval of Minutes: December 13, 2021; January 10, 2022; January 31, 2022
- **Meeting Minutes December 13, 2021**
 - **Meeting Minutes January 10, 2022**
 - **Meeting Minutes January 31, 2022**
- B. 7:00** Committee Reports/Administrative Actions
- 1- Committee Reports
 - 2- Town Planner's Report
- **Memo from Alexandra Lowder dated 2/11/2022**
- C. Administrative Items (continued)**

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1 – 1880 Main Street – Non-Substantial Change Determination

- Letter from Civil Design Consultants dated 2/8/2022
- Non-Substantial Change Application dated 2/8/2022
- Revised site plan dated 2/7/2022
- Letter from Kevin Hardiman dated 2/10/2022

Old Business

New Business

Correspondence

Adjournment