

1 **PLANNING BOARD MINUTES**

2 **July 20, 2004**

3
4 Those present: Thomas F. Mahoney, Chairman, Ann V. Welles, Vice Chairperson, and Susan P.
5 Bernstein. Also present: Jay Grande Planning Board Director and Mary Reynolds
6 Administrative Assistant. Carol Spack arrived at 7:10 pm and Andrea Carr-Evans arrived at 7:40
7 pm

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9 Tom Mahoney called the meeting to order at 7:10 p .m.

10 Ann Welles made a motion to move into executive session for the purpose of discussing the
11 litigation relative to the Brimstone appeal and then come out of executive session to continue
12 with scheduled meeting. Roll call vote was taken all members present voting in the affirmative
13 (Thomas Mahoney –yes Sue Bernstein - yes and Ann Welles – yes).

14
15 **I. Continued Public Hearing for Special Permit for Use and Site Plan Review**

16 **Approval, 1670 Worcester Road, Dunkin Donuts.**

17 In attendance for the applicant was: Babar Khan, Rick Bryant of Rizzo Associates,
18 Suzanne Meyer Smith and Paul Galvani.

19 Babar Khan stated that due to the fact that the traffic consultant that the Board had
20 hired wasn't in place yet he felt that they would go ahead and discuss the other issues
21 related to this application. Jay agreed and noted that those issues were drainage, water
22 and sewer, site design issues and landscaping. He also noted that the Board had
23 received a comment letter from DPW, doc # 848-04. Babar Khan stated they will be
24 providing the Board with documentation from the zoning decision, parking agreement
25 and information on the possible entrance at California Ave. Rick Bryant spoke on
26 pedestrian access to the site. He stated that they proposed to construct a sidewalk
27 along the front of the property, an extension of the sidewalk along Rt 9 as well as
28 internal walkways. Rick Bryant stated that the final plans for these are on hold until
29 they hear from the Board's traffic consultant. He discussed the parking lot and the
30 shared parking between Dunkin Donuts and the motel. Ann Welles asked if the
31 parking and lane markings will be affected by the snow storage area during the winter
32 months. Sue Bernstein noted that she visited the motel and felt that the parking would

1 be sufficient. She is concerned about motel drivers entering into the Dunkin Donuts
2 parking lot past the drive thru. The Board is concerned about this aspect and felt that
3 they should somehow force the motel traffic around the drive thru in one traffic
4 pattern. Paul Galvani presented the Board with the ZBA decision and asked if there
5 were any comments relative to that. He stated that the ZBA decision had very few
6 conditions and read the conditions for the record. They are: number of seats limited to
7 20, no more the 6 employees at any one time, and a minimum of 50% of the
8 Worcester Road wall will be glass. Paul Galvani reviewed the items requested by the
9 Board at a previous meeting. Paul also presented the Board with the parking
10 agreement for Motel 6 and Dunkin Donuts. The Board reviewed and discussed the lay
11 out and number of spaces on the 2 lots and decided that the traffic consultant should
12 check and confirm that the numbers were correct and which spaces are exclusive and
13 which are not. The Board was also concerned about pedestrians coming from the
14 motel and how they would enter the building and felt that should be addressed at a
15 later meeting. The Board briefly discussed the landscaping with Suzanne Smith
16 Meyer. Suzanne Smith Meyer stated that she tried to create a sense of connectedness
17 with the area. She tried to use plants that would look good through all of our harsh
18 seasons and required little maintenance. Ann Welles felt that if the presented
19 landscaping plan was used, then there should be an agreement with Dunkin Donuts
20 that they agree to total removal snow with no snow storage on site. Carol Spack
21 wondered if they could incorporate some outdoor seating and was also concerned
22 about the delivery trucks. Babar Khan responded to Carol's concern by stating that
23 food items are delivered by 20ft trucks normally during off peak hours, and that paper
24 goods are delivered in a large 18 wheeler and are also delivered during off peak
25 hours. The applicant addressed the concerns raised by the Engineering Department

1 and how they will accommodate them. The Board would like to discuss architecture,
2 site circulation and traffic and mitigation.

3 **This public hearing is continued August 31, 2004 at 8:45. An additional tentative**
4 **meeting was scheduled on September 21, 2004 at 7:45.**

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6 **II. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
7 **Use, and Special Permit for Reduction in the Required Number of Parking**
8 **Spaces, Public Way Access Permit, Samuels & Assoc., 350 Cochituate Road,**
9 **Lowe's Home Supply.**

10 In attendance for the applicant were Paul Galvani, Joel Sklar, Leslie Cohen, Larry
11 LePere, John Shipe, Rick Bryant, and Dave Mayer. Jay Grande noted that documents
12 #836-04, 834-04, 861-04, 792-04, 672-04, 811-04, 810-04, 830-04 and 828-04, were
13 relative to this hearing, he also stated that the Board is still waiting for comments
14 from the Disabilities Commission. Paul Galvani stated that they would like to briefly
15 review the questions and issues raised by the Board at previous meetings. Larry
16 LePere started off with concerns over the positioning of the building. He stated that
17 they have gone through several different orientations and designs (while showing the
18 Board different plans) and pointed out advantages and disadvantages with all designs.
19 He noted that they still feel that the final design and configuration is the best one for
20 the site. Generally the Board preferred the design labeled #5 of the optional plans
21 over the original plan, except for Ann Welles who didn't approve of any of the
22 designs, but stated she would prefer the original design over the #5 plan. The Board
23 still had questions with the design of parking and pedestrian safety. The Board would
24 prefer parking in the back and didn't agree that a back entrance would not be possible
25 and felt that the plan could accommodate this should the parking be placed in the

1 back. Jay Grande reminded the Board that they needed to hire a 593 Consultant and
2 before final judgment is made it might be good idea to present the different
3 orientations to the consultant for review. The Board will discuss traffic issues at the
4 next meeting and Jay Grande stated that the contract had been submitted and will be
5 reviewed Friday. The Scope for traffic review is general and they have not limited the
6 consultant. The Board would like the Consultant to review internal traffic and
7 pedestrian safety as well. Jay Grande felt that the Board needed to have the traffic and
8 architect consultants review to help them with any decision.

9 **This Public Hearing is continued to August 31, 2004 at 7:45 and a tentative**
10 **meeting on September 14, 2004 at 7:45.**

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12 **III. Fenwick Farms, allocation of Mitigation Funds**

13 Fenwick Farms is requesting the reallocation of mitigation funds. The request was
14 denied by three Boards members. Request was denied.

15 **IV. Doeskin II Subdivision, Bond Amount Approval**

16 In attendance for applicant was Peter Barbieri and Chris K . Peter Barbieri gave a
17 brief presentation on the work that had been completed on the job site. Peter Barbieri
18 stated that all the grading and drainage had been completed. Chris K reviewed in
19 detail the work on the drainage system being constructed. He stated that hydro seed
20 had been put down and should be germinating soon and that he felt that everything
21 was pretty stable. Ann Welles asked about hay bales that were recommended by their
22 consultant and that the consultant also noted that some of the hay bales already in
23 place were deteriorated. The Board wanted to know if those have been installed
24 and/or replaced. Chris K stated that everything was taken care of and that the bales of
25 hay will be installed immediately. The Board and Peter Barbieri discuss the

1 homeowner association agreement. The Board felt they were not ready to make a
2 decision because they have questions on some items on the bond. The Board will
3 reschedule this meeting in order to clarify those issues.

4 This meeting is continued to August 3, 2004.

5 **IV. Administrative**

6 Sue Bernstein urged the Board members to read the Housing Partnership Action Plan
7 letter and submit comments to Jay Grande before the Selectmen's Meeting on
8 Thursday July 22, 2004.

9 **V. Adjournment of Meeting**

10 **Ann Welles made a motion to adjourn. Carol Spack seconded the motion. The**
11 **vote was 5 in favor and 0 opposed. Meeting adjourned at 12:15.**

12 Respectfully submitted,

13
14 Mary Reynolds
15 Recording Secretary

16 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
17 **PLANNING BOARD MEETING OF SEPTEMBER 21, 2004**

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24 Thomas Mahoney, Chairman