



TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

Planning Board Regular Meeting
Board of Selectmen's Meeting Room
Thursday, January 9, 2020 – 7:00 PM

MINUTES

Present: Mr. Steven C. Boulay, Chairman; Mr. Stephan Rodolakis, Vice-Chairman; Mr. Joseph A. Thomas, Clerk; Mr. Timothy M. Jarry; and Mr. Melvin P. Gordon

Absent: None

Also Present: Purna Rao, Alternate for Special Permit
Bernard Cahill, Town Planner

Chairman Boulay called the meeting to order at 7:00 PM.

Preliminaries:

1. Review and Approve Minutes

The meeting minutes from the September 2019 meeting were presented for approval. On a motion by Mr. Jarry, seconded by Mr. Rodolakis, the Board voted, 5-0, to approve the minutes as presented by Chairman Boulay.

2. Review and Sign Bills

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board voted, 5-0, to approve the expenditures as read by Chairman Boulay which included three invoices from Graves Engineering for consulting charges totaling \$2,059.00 for projects at 257 Main Street, 378 Main Street, and 378 Maple Avenue.

3. Board Member Comments and Announcements

There were no board member comments.

4. 7:02 PM - New Parking and Pedestrian Infrastructure; Site Plan Modification; Shrewsbury Maple, LLC; Continued Public Hearing; Location: 378 Maple Avenue; Decision: 90 days from close of hearing

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Jim Bernardino, Bohler Engineering, and Sam Adams, Shrewsbury Maple LLC, appeared before the board. Mr. Bernardino said they had received comments from town staff and then provided a revised site plan submission to the Board. He spoke about the following key items:

- Modification will remedy the lighting spillage to the neighbors in the rear of the building and they have already eliminated the 30 foot tall intense light, replacing it with lower fixtures mounted along the walls.
- An updated traffic memo has been submitted.
- They have withdrawn the waiver requests for providing a photometric plan and architectural plans.
- Outstanding items will be addressed prior to any building permits being issued.

There were no comments from the Board or the public.

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to close the public hearing for site plan modification for 378 Maple Avenue.

Mr. Cahill said there is still a waiver request for providing impact reports since they had submitted one with original site plan and listed the conditions.

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to grant the waiver as requested and authorize the clerk to execute the decision of the Planning Board regarding Application for Site Plan Modification, 378 Maple Avenue, Shrewsbury Maple, LLC.

- 5. 7:10 PM – Common Driveway and Multi-Family Development; Site Plan Approval and Special Permit; Whitney Street Homebuilders, LLC; Continued Public Hearing; Location: 257 Main Street; Decision: 90 days from close of hearing**

PRESENTATION:

John Grenier, JM Grenier Associates, and Jim Venincasa, Whitney Street Homebuilders, appeared before the board. Mr. Grenier reviewed the scope of work for this project and said the technical comments from Graves Engineering had been addressed noting that the drainage was adjusted. Mr. Grenier explained that the project meets all zoning requirements and handed out a GIS map showing the zone boundaries and the existing multi-unit buildings that abut this property. He said that proposed common driveway would be 18 feet wide with no slopes greater than 6% and reviewed the drainage details. Mr. Grenier said the Board had requested an elevation plan and presented images of a building similar to what they were planning, which had two-car garages in front and entrances off to the side. He said that after meeting with town staff, they decided to increase the radius of the turnaround, replace the two parallel overflow parking spots with three straight pull in spots, and add two more overflow spots at the northern side of the property. Mr. Grenier then clarified that the screening would extend across the multi-unit lot and the ANR lot beside with a full line of Leland Cypress, which grow 3-5 feet per year and are said to be the most popular evergreen.

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BOARD COMMENTS:

Mr. Gordon asked what the width of the trees would be and Mr. Grenier replied that they would be planted every 8 feet at the height of 8 feet.

Mr. Jarry said he noticed that the snow storage area had been moved behind the overflow parking which is sloped into the abutter's yard. Mr. Grenier replied that the snow storage would be relocated once again to the easement area since the overflow parking plan was being adjusted.

Mr. Rodolakis asked if the multi-unit building would be condominiumized. Mr. Grenier replied that the units would be sold separately and all three properties would share maintenance of the driveway and added that the existing property at 257 Main Street is currently under purchase and sale and the attorneys have an easement document drafted regarding the shared drive.

Mr. Rodolakis said there are safety concerns when potentially adding 8 vehicle trips during peak hours especially if they are taking a left out of the driveway. Mr. Grenier said the traffic is controlled since there is a light at Old Mill Road and that the offset from the common driveway to the center line of Old Mill Road is 180 feet. Mr. Rodolakis then reiterated concerns on the number of units accessing the common drive.

Mr. Thomas said his concerns were similar to last month and noted that the density had not been cut down at all. Mr. Venincasa said their other option is to remove one unit and split the building into one duplex and one triplex. Mr. Thomas replied that he believes the density would need to be cut back even more than that and added that having the garages in the front of the buildings is not desirable. Mr. Cahill commented on the garage set up saying that it is in the developer's best interest to make these multi-families more attractive. Mr. Cahill then suggested that the applicant come back to the board with a couple different design options.

Mr. Boulay commented that he would not be in favor of the front facing garages as presented. He said he was also concerned with the tight curve coming out from unit #6 and dumpster pick up. Mr. Boulay requested that building elevations be presented to the board in a timely manner for the next meeting.

PUBLIC COMMENTS:

Dean Tipple, 18 Ireta Road, said he is very concerned about density with the position of the driveway saying that it is a blind turn when coming down the hill away from the St. John's and added that the snow melt runoff is also concerning.

Nina Pashou, 24 Ireta Road, said she concurred with the board about the density especially in regards to fire safety, noise, and the amount of people in one extremely small area.

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Wendy Normil, 251 Main Street, commented that the Old Mill Road intersection is very dangerous saying that a car had driven through his fence a few years ago and asked if a fence would be built along the property line.

William Carelli, 2 Ireta Road, commented on privacy concerns and wanted to know what would shade them from the large building. Mr. Boulay replied that the land directly behind their property was not being developed since that is where the existing home sits.

John Baldino, 14 Ireta Road, asked if there would be a hard barrier at the driveway curve and who would be responsible for maintaining the tree screening. Mr. Boulay replied that there would be a condo association tied to the landscaping and that the driveway was not adjacent to 14 Ireta Road.

Lisa Pashou, 24 Ireta Road, had concerns about the location of the driveway and safety.

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to continue the public hearing for 257 Main Street to February 6, 2020 at 7:00 PM.

6. 7:51 PM – Edgemere Crossing at Flint Pond; Site Plan and Special Permit; Route 20 Nominee Trust & Demoulas Supermarkets, Inc.; New Public Hearing; Location: 180, 200, 228 Hartford Turnpike; Decision: 90 days from close of hearing

Mr. Rodolakis recused himself for this hearing and Mr. Rao sat in on the Board as an alternate with Special Permit granting authority.

Mark Donahue, Fletcher Tilton, appeared before the board and explained there has been some redesign over the past few months that will be presented at this meeting. He said Mark Fougere would be giving a presentation on the fiscal analysis and Rob Nagi, VHB, was present for any questions regarding the traffic analysis. Mr. Donahue said the reason for delay was a redesign of the surface water drainage system with an effort to limit the number of detention basins on the site. He said the updated drainage plans had been reviewed by Graves Engineering and the few open items from their review would be cleaned up in the final set of plans.

Roy Smith, R.J. O'Connell, appeared before the board and presented the following changes to the site plan:

- The number of detention basins has been reduced from seven basins to four basins.
- The three eliminated basins were along the left side of the main access road.
- Retail parcel layout was adjusted in order to increase the footprint of detention basin #5.
- Retail parcel was split into two smaller buildings (12,550 sq. ft. and 4,000 sq. ft.).
- Water quality volume is maintained and they are still meeting the Massachusetts and Shrewsbury storm water policy.
- Impervious coverage is decreased.
- Parking spaces per unit has gone down from 1.8 to 1.6.
- There is a plan for reserved spaces to be built in the future, if needed.

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- Driving in through the main entrance will be more aesthetically pleasing.

Mr. Boulay asked if the roadway would be built in advanced for the reserved parking spots and Mr. Smith explained that the area would be curbed and when the spots are installed, the curb will be removed and relocated to the back end of the parking stall. Mr. Thomas asked who determines if these parking spaces are needed and Mr. Smith replied that, the owners would make that decision. Mr. Cahill explained that since the plan already met the parking requirements and they are reserving these spaces voluntarily, the owner would make the decision to install them based on demand.

Mr. Rao asked if the building square footage would be maintained and Mr. Smith replied that it would be decreasing by 7,500 square feet overall which means the parking requirements would be decreased as well.

PUBLIC COMMENTS:

Joe Zinkevich, Sargents Island, ask how close basin #5 would be to the lake and Mr. Smith replied that the distance is at least 150 feet.

Chairman Boulay then requested that the financial impact analysis be presented. Mr. Donahue said any outstanding issues would be cleared up in the final set of plans. He then introduced Mr. Mark Fougere, Fougere Planning & Development Inc, saying they had obtained his services in 2017 as part of the request for rezoning and an updated report has been submitted to the board. He then asked Mr. Fougere to describe his methodology and conclusions to the board. Mr. Fougere then presented the financial impacts to the town highlighting the following:

- The report gives a background on the community and describes the project.
- Property tax revenue would be the principal source of income.
- Similar developments within the community were looked at to gain comparable values.
- Car excise taxes would be another revenue stream, which is estimated to be \$56,000/year.
- The impacts on community services such as police, fire, and schools are measured using call data, which showed 314 calls to the police department and 60 calls to the fire department.
- Average costing methodology was used to produce the overall cost for the calls.
- There will be less children in this mixed-use development than you would see in a standard residential development.

Mr. Fougere concluded that there would be positive fiscal impact with revenue of about \$600,000 and cost to the community just under \$400,000 based on the program presented. He then went over an update describing the impacts at the recently developed Quinn35 noting that the assessed value of the apartments is well above the figure used in his analysis for Edgemere Crossing and that there are only 16 school age children.

The board had no comments on the fiscal analysis and thanked Mr. Fougere for his work.

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Mr. Donahue thanked Mr. Cahill for sharing the draft decision with him and requested that the board discuss the conditions in open session so the applicant may provide feedback.

Mr. Cahill read through and explained the conditions listed on the decision. Chairman Boulay commented on condition #6 saying that he would like to see the charging stations in operation at the time of the opening. Mr. Donahue replied that there is a commitment to have the charging stations operational at a time that makes sense. He said the conduit for the charging stations would be in place but there are concerns over what type of connections will be used since the industry is still embryotic and the technology has not yet stabilized. Chairman Boulay countered that the technology would always be changing. Jim Lamp, Engineer for Market Basket, said that the cost and time is getting the conduit out to the charging location, which is already on the plans for Edgemere Crossing. He said they do not want to install something that will only service a small percentage of the electric cars and asked the board to give a little leniency on timing. The board agreed to change the wording of condition #6 to include that the charging stations will be in place within 24 months of opening or the applicant will come back to the board before the 24 months is up to set a date certain. There were no other comments from the board regarding any of the other conditions. Mr. Cahill then read the special permits being requested and said that there were no waivers requested for the project.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to close the public hearing for site plan and special permit for Edgmere Crossing at 180, 200, 228 Hartford Turnpike.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Site Plan Approval, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Special Permit, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc. with regards to the mixed use development, horizontal mix.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Special Permit, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc. with regards to maximum stories and heights of residential structures.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Special Permit, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc. with regards to medical or veterinarian clinics.

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On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Special Permit, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc. in regards to a large retail development exceeding 15,000 square feet of gross floor area.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Special Permit, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc. in regards to maximum front yard setback greater than 40 feet.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the clerk to execute the decision of the Planning Board regarding Application for Special Permit, 180, 200, 228 Hartford Turnpike, Route 20 Nominee Trust & Demoulas Supermarkets, Inc. in regards to relief from the Route 20 Overlay District Regulations.

7. 8:44 PM - New Business

a. Issuance of Bond for 939 Boston Turnpike

On a motion by Mr. Rodolakis, seconded by Mr. Gordon, the Board unanimously voted, 5-0, to issue the bond as read.

b. Issuance of Bond for 600-614 Boston Turnpike

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to issue the bond as read.

1. 8:48 PM - Old Business

a. Town Center Rezoning Update

Mr. Cahill said the two public forums were very successful and that there was a summary of the responses received in the Planning Board packets.

b. Master Plan Update

Mr. Cahill said that the Planning & Economic Development department has gone through the Implementation Task Plan line by line to update it.

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to authorize the amendment of the Implementation Plan to accept the red line changes.

c. FEIR review for Centech Park North

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Mr. Cahill said the final environmental impact report has been shared with the board and asked them to send along any comments they had.

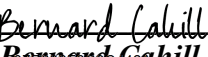
At 8:54 PM, on a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to adjourn tonight's meeting

Respectfully Submitted,

DocuSigned by:

dated 6/5/2020
Emily Larson, Administrative Assistant to the Planning Board

Reviewed by,

DocuSigned by:

dated 6/5/2020
Bernard Cahill, Town Planner

Approved by,

DocuSigned by:

dated 6/5/2020
**Joseph A. Thomas, Jr., Clerk
Shrewsbury Planning Board**