



## TOWN OF SHREWSBURY

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

September 30, 2022

Mr. Steven Boulay, Chairman  
Shrewsbury Planning Board  
Shrewsbury, MA 01545

Re: Site Plan Approval  
Proposed Automobile Dealership 701 Boston Turnpike  
Boch-Shrewsbury-Worcester, LLC  
111 Morse Street, Norwood, MA 02062

Dear Mr. Boulay:

The Shrewsbury Planning and Economic Development Department has reviewed the following documents in reference to the above project.

1. *Application for Site Plan Approval* and supporting documentation, dated August 22, 2022.
2. Plans entitled, "Site Plan of Proposed Automobile Dealership, "in twenty-four (24) sheets, prepared by dated August 22, 2022, prepared by Thompson-Litson Associates., P.O. Box 570, Boylston, MA, 01505; stamped by Patrick J. Healy, PE .
3. Form K-1 Waiver, dated August 22, 2022, from Section VII.D.3.d.(2) to provide along other property lines, there shall be provided a landscaped strip at least five (5) feet in width, planted with grass, low shrubs, and shade trees with a minimum 2" diameter caliper, with one tree planted for every fifty (50) feet of perimeter length.
4. "Stormwater Report", prepared by Thompson-Litson Associates, stamped by Patrick J. Healy, P.E. dated September 6, 2022.
5. Site Impact Statement for Site Plan Review prepared by Thompson- Liston Associates, Inc., dated September 6, 2022.
6. Letter from McMahon regarding a Traffic Impact Study that will be prepared for 701 Boston Turnpike, dated September 1, 2022.
7. Photometric Plan entitled, "Patrick Subaru" prepared by Reflex Lighting, 7 Tide Street, Boston, MA 02210, dated September 6, 2022.

8. Landscape Plan in two (2) sheets, prepared by Landscape Architecture, LLC. 219 Ellis Road, Westminister, MA 01473, dated August 22, 2022.
9. Floor Plans for Patrick Subaru prepared by Harrison French, LTD. 31 Hayward Street, Franklin, MA, 02038.

We offer the following preliminary comments, which need to be addressed. We reserve the right to submit additional comments in the future.

## **DEPARTMENTAL COMMENTS**

### Fire Department

1. The Applicant shall continue the Fire Truck sweep path calculation around South Street side to complete the path and submit that to the Planning Department for review.
2. The fire truck angle of approach to be shown and calculated.
3. The Applicant shall propose to install bollards to protect the fuel pump from vehicular traffic.

### DPW

1. Proposed Layout
  - a. Show locations for snow storage
  - b. The curb cut on Route 9 should be reviewed and approved by MassDOT.
  - c. No hardscape or materials are called on the plan. Show locations of handicap ramps and crosswalks. Show any signage
  - d. Show dimensions for parking and sidewalks.
2. Grading Plan
  - a. The proposed 1.5:1 slopes and walls should be reviewed by the Town's geotechnical consultant.
  - b. The plan states Pond #2 is an infiltration/retention basin; these are contradicting. Please clarify if this should be a detention basin.
3. Utility Plan
  - a. Show the size and materials of the water main.
  - b. Show the size, lengths, slope, rims, and invert for the drainage and sewer.
  - c. The plan shows the sewer connection into a structure that does not exist. The nearest sewer is at the intersection of Route 9 and South Street, as shown on the plan.
  - d. Show the existing 12" water main in South street; the Town will require a 3-way tee with gate valves for the connection.
  - e. The project will need a Stormwater Permit; the drainage will be reviewed as part of this process.

DPW- Highway

1. The Applicant shall provide updates to the Town on the process of acquiring a MassDOT access permit

Building Inspector

1. The Applicant shall provide more information regarding parking calculations and what they are based on including repair, inventory, customer and employee parking.
2. The Applicant shall provide the dimensions of the parking spaces on sheet C 1.2 of the plan set.
3. The Applicant shall show the setbacks of the proposed sign to the property line on sheet xx of the plan set.
4. The Applicant shall label where the repair vehicles will be stored.

SELCO

1. The Applicant shall contact Shrewsbury Electric Light and Cable Operations (SELCO) to coordinate transformers needed on site and to submit proposed loads for the building to SELCO.

Assessor

1. The Applicant shall contact the Assessor to clarify what the address will be for this property.

**APPLICATION COMMENTS**

1. The Planning Department recommends that the Board include a condition on the Site Plan Approval Decision that the Applicant shall include reference to the Recorded Zoning Board of Appeals Decision on the Cover Sheet of the Final Plans.
2. The Applicant shall submit a copy of the Garage License to the Planning Board as granted by the Board of Selectmen.
3. The Applicant shall provide graphic images for wall pack lighting and parking lot lighting fixtures, noting that all on-site lighting, including wall packs, shall be down-lit and fully-shielded in order to be in compliance with Section VII.F.3.c.5 of the Zoning Bylaw.

**PLAN COMMENTS:** Cover Sheet

1. The applicant shall provide a locus that includes abutting land uses and zoning district(s) in accordance with Article IV.1.g.4 of the Rules and Regulations.

2. A legend or “key” shall be provided on each sheet in accordance with Article IV.1.g.5 of the Rules and Regulations.

#### Layout Sheet

1. The “Proposed dumpster pad” shall state “Proposed, fully enclosed dumpster pad” and shall show screening around the proposed dumpster area.
2. The applicant shall show and label the On-Site Disturbed Area (Limit of Work) in accordance with Article IV.1.g.3 of the Rules and Regulations.
3. The sidewalk width shall be shown and labelled in accordance Article IV.1.g.17 of the Rules and Regulations.
4. The Applicant shall provide the dimensions of the parking spaces in accordance with Section VII.D.3. of the Zoning Bylaw.

#### Landscape Plan

1. The Applicant shall label the depth of the landscape buffer along Route 9. Per Section VII.D.3.d.1 of the Zoning Bylaw, “a landscaped buffer strip of at least fifteen (15) feet wide, continuous except for approved driveways, shall be provided adjacent to public ways to visually separate parking and other uses from the road.”

#### **WAIVERS REQUESTED:**

The following waivers have been requested.

- a. Section VII.D.3.d.(2) Along other property lines, there shall be provided a landscaped strip at least five (5) feet in width, planted with grass, low shrubs, and shade trees with a minimum 2” diameter caliper, with one tree planted for every fifty (50) feet of perimeter length.

Applicant’s Reasoning: No construction or tree clearing will be conducted in proximity to the property lines or within 200 feet of the property lines of neighboring residences. It does not make sense to clear woods to plant a perimeter buffer of trees and shrubs.

Planner’s Recommendation: We recommend the Planning Board support this waiver but work with the applicant to provide adequate screening and buffering where the cleared portion of the property abuts the natural landscape.

#### **CRITERIA FOR SITE PLAN APPROVAL**

I remind the Board that the approval of this Site Plan should be based upon the following criteria (Section VII.F.3.c):

- 1) Internal circulation, queuing, and egress are such that vehicular and pedestrian safety is protected within the site
- 2) Adequate parking and loading spaces are provided.

- 3) Curb cuts and driveway openings are convenient and safe in relation to the adjacent street network and access via minor streets servicing single-family homes is minimized.
- 4) Reasonable use is made of building location, grading and vegetation buffers to reduce visibility and noise of structures and uses, off street parking areas, outside storage or other outdoor service areas (e.g. waste storage) from abutting properties.
- 5) Lighting of structures and parking area avoids illumination on adjoining properties.
- 6) Adequate access to each structure for fire and service equipment is provided.
- 7) Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved areas in the same manner as required for lots within a subdivision.
- 8) The use will not create a nuisance of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.
- 9) The site plan as designed will not cause substantial or irrevocable damage to sensitive environmental and/or cultural resources, which damage could be avoided or ameliorated through an alternative development plan.
- 10) Adequate provision for controlling surface water runoff to minimize impacts on neighboring properties and streets and to prevent soil and sedimentation of the Town's surface waters.
- 11) Measures taken to minimize contamination of ground water from sewage disposal and operations involving the use, storage, handling, or containment of hazardous substances.
- 12) All other requirements of the Zoning Bylaw are satisfied.

**DECISION COMMENTS:**

The Planning Department recommends that the following comments should be included in the decision as conditions of approval. The Planning Department reserves the right to add additional comments as the public hearing and review process proceeds.

1. The cover sheet of the Final Plans shall include reference to any Board of Appeals Variance, including the date the Variance was granted and the Registry of Deeds Book and Page Number.
2. The cover sheet of the Final Plans shall include reference information for any Order of Conditions issued by the Shrewsbury Conservation Commission, including the reference number and date of issuance.
3. Final Plans shall include final legal addresses, as approved by the Town Assessor, for the subject lot and all structures on the subject lot prior to the holding of a Pre-reconstruction Meeting and the issuance of any Building Permits.
4. Vegetation clearing shall be done by an Asian Longhorned Beetle certified contractor. Proposed landscaping shall be Asian Longhorned Beetle resistant.
5. A building permit from the Building Inspector is required for any signs on the property.
6. Due to a strain in the town water supply, there shall be a ban on connecting lawn irrigation systems to the public water supply.

7. Lighting associated with the project shall be “dark sky compliant” and installed with fully-shielded or full cut-off lighting fixtures to avoid illumination on adjoining properties in accordance with Section VII.F.3.c.5 of the Zoning Bylaw.
8. Precautions shall be taken to prevent erosion of soil stockpiles on the site. A temporary construction berm approved by the Town Engineer shall be installed prior to the release of any building permits for construction.
9. Snow removal shall occur as soon as possible following a storm event. Snow shall not be stored in areas that inhibit vehicle sight lines. If snow cannot be stored safely on site, then it shall be removed from the site and properly disposed of by snow removal contractors.
10. The project will be subject to Bonding, Inspection & Administrative fees as adopted by the Planning Board on September 7, 2017. Bond and Inspections fees shall be submitted to the Planning & Economic Development Department prior to the issuance of any building permits.
11. A pre-construction meeting with the Planning Department and DPW shall be held prior to the start of any construction.
12. Final Plans shall be delivered to the Planning Department at least one week prior to the pre-construction conference and shall include an original set of plans on mylar in addition to hard copies of the Final Plan in accordance with the Plan Distribution List. The Applicant shall also provide an original electronic file of all sheets of the Final Plan as well as AutoCAD files for the project.
13. Construction operations shall be limited to Monday through Saturday between the hours of 7:00 AM and 7:00 PM. There shall be no work on Sundays or Holidays. No idling or operation of construction vehicles shall occur outside of these hours. Violation of working hour restrictions may lead to the delayed issuance of building or occupancy permits. A sign approved by DPW shall be posted at each construction entrance.
14. After construction is completed, an as-built plan approved by the Planning and Economic Development Department and Engineering Division shall be provided for the project. Original as-built plans for the final project shall be printed on mylar and stamped by a Professional Land Surveyor. The as-built plans shall also include a certification stamped by a Professional Engineer indicating the project was constructed in accordance with the approved plans. An electronic file of the As-Built Plan sheets and AutoCAD files of the As-Built Plan for the project shall be submitted concurrently with the hard copies. Elevations on the as-built plans shall reference the Town of Shrewsbury GIS datum.

Please let me know if you need any additional information and explanations. I would be happy to meet with the applicant and his engineer to review any items in this letter.

Sincerely,

Mr. Steven Boulay, Chairman  
Shrewsbury Planning Board  
September 30, 2022  
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A handwritten signature in cursive script that reads "Louise O'Neill".

Louise O'Neill  
Assistant Town Planner

cc: Michael Clemmey, Boch Shrewsbury – Worcester, LLC. (via email)  
Patrick J. Healy, P.E., Thompson – Litson Associates (via email)  
Patty Sheehan, Inspector of Buildings (via email)  
Andrew Truman, Town Engineer (via email)