



Town of Danvers
Planning Board

Danvers Town Hall
One Sylvan Street
Danvers, MA 01923
www.danvers.govoffice.com

Planning Board Members:

Aaron Henry, Chairman
Kristine Cheetham
Margaret Zilinsky
William Prentiss
James Sears

**Daniel J. Toomey Hearing Room
November 12, 2013**

7:00 p.m.

MINUTES

Chair Aaron Henry called the meeting to order at 7:00 p.m. Planning Board members Aaron Henry, James Sears, Margaret Zilinsky, Kristine Cheetham and William Prentiss were present. Planner Kate Day was also present.

STAFF BRIEFING

Day stated there was an extensive agenda for this evening's meeting. She informed the Board that for the upcoming meeting on November 26th, there is going to be a request to reduce the bond amount for Saratoga Lane and apart from that, they should have a free evening for the zoning public hearing unless something carries over from tonight's meeting.

Zilinsky informed the Board that she will not be attending the meeting on December 10th. Sears will also not be present at that meeting.

OTHER MATTERS

255 Newbury Street. Request by Galo P. Emerson, Jr., Trustee of Puttenham Realty Trust for endorsement of Form A plan to subdivide one parcel into two lots. (Assessor's Map 18, Lot 35). (*Approval Not Required Action Date: November 25, 2013.*)

MOTION: Sears read the Certificate of Action and moved to find that Planning Board approval is not required for the proposed division of the property located at 255 Newbury Street. Prentiss seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARING

20 Pope's Lane. Request for Special Permit and Site Plan Approval pursuant to Section 30 and Section 4 of the Zoning Bylaw submitted by BitCon Corporation for property located in the Highway Corridor Zone. The applicant requests a Special Permit for a contractor's yard under the Table 1 and Sections 6 and 30 of the Zoning Bylaw, the Site Plan Approval under Section 4 for the construction of a new 4,000 square foot building. (Assessor's Map 40, Lot 18) (*Site Plan action date: November 29, 2013/Special Permit action date: November 29, 2013*)

Henry read the legal ad and opened the public hearing.

Attorney Nancy McCann appeared before the Board on behalf of the applicant BitCon Corporation. With her were Charles Wear, Professional Engineer from Meridian Associates, Warren Manter, and Philip Knowles from BitCon Corporation. McCann stated that they were looking for Site Plan/Special Permit approval for the construction of a contractor's yard. The site consists of 2.3 acres, and Manter has operated a contractor's business on this site for over 30 years. He was joined by the applicant a few years ago, and the applicant wants to divide the property into two conforming lots in order to operate a contractor's yard and construct a new building. McCann told the Board that a finding was obtained from the Zoning Board of Appeals for the division of the property, and to allow the contractor's yard. This is a continuation of a use that has gone on for 33 years. The proposed building complies with setback requirements.

Wear addressed the Board and described the site. The contractor's yard is made up of gravel and broken pavement, and paving the site will be a great improvement. Wear stated they will tie into an existing pump station that services Manter's building. There will also be a new water service and fire line. Wear described how the drainage would flow on the site.

Wear told the Board that they worked with the Town Engineer because the latter did not like the initial proposal.

Wear stated that most of the landscaping would be on an island in front of the site. He showed the privacy fence, and stated there were going to be more trees planted on the inside of the fence. There would also be more plantings around the front of the building.

McCann stated that the Board of Appeals requested the privacy fence along with additional landscaping. She stated that between the improvements to stormwater management and landscaping it allows for a better looking contractor's yard. McCann stated that they added additional stormwater treatment to satisfy the concerns of the Town Engineer. They were required to get a variance for the higher impervious surface area.

McCann stated that the application outlined the Special Permit requirements, and their project met all the conditions. The site is laid out well, and they are not looking for waivers or density relief for this project. McCann stated that architectural renderings were submitted. She pointed out that the building is not going to be purple, but more beige/brown.

Cheetham asked about lighting, and Wear showed the lighting on the building. There would be two poles along the edge of the property near the parking area. The photometric plan shows no spill onto adjacent properties.

Cheetham asked if there would be any sort of composting, and Knowles responded no.

Cheetham asked if trucks would be idling on the site, and Knowles responded no. They would have machinery running outside and inside depending on what was being done.

Zilinsky asked about snow storage, and Wear showed the locations. Zilinsky confirmed there was a privacy fence with landscaping, and that this has been a contractor's yard.

Sears asked McCann whether an application for an Approval Not Required Plan was submitted, and McCann stated that when the Special Permit is issued and the project complete, they will submit the ANR Application.

Sears asked about the landscaping, and McCann stated that they were requesting to allow 22% landscaping for the impervious lot coverage.

Sears asked if there was going to be outdoor audio, and Knowles responded no.

Sears asked McCann if the applicant would agree to a condition to not allow outdoor audio along with a waiver of the landscaping. McCann agreed.

Prentiss asked what was the number of trucks entering and exiting on an average day. Knowles did not have an exact number, and stated when the equipment left in the morning, it was gone for the day. They come back to the site at the end of the day.

Henry asked if the variance appeal period had run, and McCann said it had not ended yet.

McCann stated that she typically got all zoning relief that is applicable before she submits the Application for Approval Not Required. The variance will expire before the Special Permit appeal period. She stated she would not hold up the ANR for the appeal period, but wanted to have the permits in hand before she filed for the ANR.

MOTION: Sears moved to close the public hearing for 20 Pope's Lane. Prentiss seconded the motion. The motion passed by unanimous vote.

MOTION: Prentiss read the Certificate of Action and moved to approve the Special Permit for 20 Pope's Lane. Sears seconded the motion. The motion passed by unanimous vote

MOTION: Prentiss read the Certificate of Action and moved to approve the Site Plan for 20 Pope's Lane. Sears seconded the motion. The motion passed by unanimous vote

256 Andover Street. Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by 256 Andover Street for property located in an R-111A Zoning District. The applicant proposes to construct a new church building consisting of 22,000 square feet with an 8,000 square foot mezzanine on an undeveloped parcel of land. (Assessor's Map 47, Lot 21) (*SPA action date: December 2, 2013*)

Henry read the legal ad and opened the public hearing.

Attorney Nancy McCann appeared before the Board on behalf of Calvary Chapel North Shore. With her were: Pastor Mathew Nadworthy, David Debenedetto, Project Designer, Richard Salvo, Project Engineer, and Rob Woodland, Traffic Consultant.

McCann stated that since this is a church, the property is exempt for zoning. The bylaw does require that parking, dimensional and density requirements are met. They are not seeking any waivers for this project. The property is located in an R111A District. It is presently an undeveloped parcel of land with

400 feet of frontage along Route 114, surrounded by the Rosewood Office Park. The Atrium Nursing Facility is behind the property. There is a considerable amount of wetlands that requires the building to be set back on the site.

McCann stated that the building will be 400 feet back from Route 114, and the streetscape would remain unchanged. She stated that they went through Technical Review Committee (TRC), and they met with the Fire Department regarding design.

McCann told the Board that the church presently operates down the street. The applicant is proposing a 22,000 square foot building with an 8,000 square foot mezzanine. The building will have a 350-foot sanctuary, a fellowship area, and church school. There will be Sunday School for the various age groups. There will be a fellowship hall with a youth area to provide worship and religious education to keep them involved and active. The current building does not allow for this.

McCann told the Board that Sunday would be the busiest day for use of this church. The traffic is already within the corridor, since the church is presently down the road. There are evening services on Monday and Wednesday, and organizational meetings are held during the week.

Rick Salvo, from Engineering Alliance, Inc., addressed the Board. He described the aerial graphic. The site abuts Route 114, and will require a state highway access permit for utilities and curb cut access. He went over the existing conditions plan. He stated that there are approximately 1.3 acres of wetlands which were described. The delineation went through ORAD, but the project has not been presented to the Conservation Commission. Salvo stated that a 24-foot wide driveway would provide access to the site. There would be a drop off area at the front of the proposed church. The Fire Department requested a fire lane which required them to shift the parking away from the building. Salvo stated they were trying to set the building right into the hillside. The parking requirement is one space for every four people; they have 89 spaces.

Salvo stated that the retaining wall would be modular block, which is used in fill situations. There would be a wood beam guardrail along the parking lot. He described the stormwater management and drainage that would flow into the wetlands resource area. He described the summary of drainage pre-construction and post-construction. He told the Board that they have met stormwater requirements.

Salvo described the utilities, and said that the site is serviced by municipal water and sewer. They propose to bring an eight-inch water main into the site. This was reviewed and approved by the Fire Department, and the domestic service will tap off this along with fire. The sewer will be serviced by a six-inch pvc pipe via gravity. He told the Board that they added a grease trap.

Rob Woodland, the Traffic Consultant from Woodland Design Group, stated that the site distance was in excess of 550 feet with an existing left turn lane. The amount of pavement with the proposed site driveway will give an excellent view when exiting and entering of the building. Woodland stated that they want to be sure any foliage along the property that obstructs site distance will be cleared. The church currently offers three church services because they cannot fit all the parishioners at once. This new facility will allow all parishioners to meet at the same time, although they may still offer multiple services.

Woodland stated it would be difficult to gauge the trip generation from the existing facility, since it presently does not have youth programs. Trip generation during the week for church services would be

minimal; 12 cars in the a.m. and 12 cars in the p.m. He indicated that on Sunday they may expect trip generation of 135 trips entering and exiting during the overlap.

Woodland stated that they want to provide a conservative rate during the week when they go to the DOT. They want the DOT to assess their access permit based on this conservative rate. The traffic study will be submitted to the DOT for their permit.

Salvo passed out the lighting plan to the Board. He stated that the lighting would be dark sky friendly approved for downward lighting. On the photometric plan there are lumens at 3, 4 and 5 footcandles. He stated that they do not want to create any light spillover. All fixtures that are pole mounted are on a 14 foot high pole, dark sky friendly approved. In addition to pole lights, there are proposed bollard lights along the front of the church.

Salvo went over the landscaping plan. He described the large variety of plantings and trees that would be planted on the site and around the building. He indicated that they tried to keep the vast area of the site natural.

Debenedetto described the building as having a two-story façade facing Route 114. He indicated that they would incorporate some brick texture. He stated that they would utilize the topography of the landscaping to minimize the impact to the site. He showed the rendering of the building to the Board.

McCann stated that they did meet with the Fire Department independently and comments from the Fire Department said they were all set. The Building Inspector raised one concern, and they do comply. The Town Engineer is satisfied. Pastor Nadworthy reached out and had a neighborhood meeting.

Zilinsky is concerned with traffic, but felt they would have to satisfy the DOT for the turning movements. She felt it was a heavily landscaped site and is satisfied with the landscaping.

Zilinsky asked where the snow storage area was, and Salvo showed the areas on the plan. Salvo said there was a question about moving the snow into the detention pond. They will research that issue with the DEP, and have the conversation with the Conservation Commission. Zilinsky stated she was satisfied.

Cheetham agreed that snow should not be put in the wetlands. She felt it should be put where it can be treated. Cheetham questioned DOT making a recommendation since she had issues with another project nearby. Zilinsky stated that she remembered the church across the street, and McCann stated that the site distance was very different than this site. A discussion ensued about the other project.

Zilinsky stated she would be confident with the DOT review.

Cheetham asked if they were going to capture water from the roof, and Salvo stated all the roof runoff is captured in the gutter system and then directed to a detention facility. He stated that they would look into the ability of using a pump to use the water for landscaping.

Cheetham asked if they would have daycare, and McCann stated they did not have daycare. She stated that they have church school and daycare for people who are worshipping during the services.

Sears stated he was concerned with maximizing the site as well as parking. He stated that the other church exceeded its parking, and their goal is to expand to increase their membership. Sears asked how many members the church had, and Nadworthy responded 200-250. Sears asked how many families, and Nadworthy replied 40-50 families. Sears felt that families would travel together, but was concerned that a wedding or funeral would exceed these numbers, and Nadworthy stated probably not.

McCann stated that if they exceed their parking, they would be in violation of parking requirements and would need to address it. She stated that right now they are providing what is required under the bylaw.

Sears felt the building would be serving as more than a church. It most likely will have a lot of youth programs. He stated he was concerned with a chapel that would serve different uses if maximized.

McCann stated they would modify the site plan if they need to address parking, and Sears responded that would only happen if someone complained. McCann stated that they have to go by what is required for a church use which takes into consideration the fellowship and church school element.

Sears asked if there would be a sign directing people. McCann said they would have to meet the requirements of the zoning bylaw. For safety purposes, they will need a directional sign.

Sears asked the material of the building, and Debenedetto responded steel.

Sears asked if the detention pond would be fenced. Salvo responded no, but it could be. He stated they would add a fence, and Sears stated that he would like it to be black chain link.

Prentiss asked about the circulation within the confines of the site. Salvo showed the traffic circulation and parking areas. Prentiss asked how close the back parking lot is to the neighboring property and whether there was a buffer between Rosewood. Salvo responded that the parking is not up to the property line.

Prentiss stated he would like the signage to be externally lit.

Prentiss said he was curious about the engineer's notes about wetland plantings being redone in two years. McCann stated that in the Order of Conditions it requires two growing cycles. The engineer will be reviewing the Notice of Intent for the conservation commission. He agreed not to put the snow in the detention pond.

Henry asked if additional parking could be used at Rosewood via a pedestrian walkway since the plan shows a lot of empty parking spots during the week. He also inquired what was going to happen to the other site, and McCann responded that she was not sure.

Zilinsky asked if a retaining wall would have a fence on top, and Salvo responded it would be a black chain link fence.

David McKenna, 383 Andover Street addressed the Board. He stated that he was happy for the church. He confirmed that the wetlands delineation would have to be approved by the Conservation Commission. He felt there were wetland bylaws in town that prevented building. McCann responded that the Conservation Commission has its own wetland bylaw concerning construction. If they trigger this, they would have to file a Notice of Intent.

McKenna stated he thought it was Chapter 1A. He asked about the grading on the upper parking lot and asked if they were cutting into the hill because the hill is all ledge. Salvo responded that they are trying to stay away from the high portion of the site, but they are probably cutting six to seven inches into the hill.

Henry asked if they had done borings, and Salvo responded no. They know that there is ledge there.

Henry asked about blasting, and Salvo said they haven't thought about that yet.

McKenna asked about the retaining wall on top, and Salvo stated they will grade up to meet the existing grade.

McKenna asked if there was a gas line running through the property. Salvo stated that this came up in Technical Review Committee, and it was relocated.

McKenna stated that when Rosewood built their building, they had to widen the road to allow acceleration and deceleration lanes which squeeze from three lanes to two lanes. This happened right at the entrance of the church. He asked if they could widen the road.

McKenna also asked about the possibility of exiting through Rosewood. He asked about a road near the Rosewood building that once had a turning circle. Could they exit through Rosewood? McCann said that they do not have access to the ways on the Rosewood property.

Henry inquired about how the communication with the Planning Board and the DOT would work. McCann stated they would come back. It was determined that a condition could be in place that if the DOT requires modification to the plan, they would need to come back to the Board.

Woodland stated that the additional lane at the traffic light is not an acceleration or deceleration lane. This is an additional lane for storage of cars at the signal. These lanes are processing the traffic from the signal. The DOT will take a look at this.

McKenna felt widening the road another 100 feet would help with traffic. He understands it is the jurisdiction of the DOT.

McKenna confirmed that the site would be limited to one sign, and McCann responded that zoning allows only one sign.

Eleanor Ross, 50 Buxton Road addressed the Board. She stated that the church has not been a problem. She asked if fill will be taken off or brought to the site. McCann stated they hoped it would even out during construction.

Ross inquired to what extent did the neighborhood meeting go. She stated that they used the abutters list they received from the Town for this new site. She asked how far the driveway was from Rosewood, and Salvo said it was 580 feet.

Ross asked how many ins and outs they would have since they would be having three services.

McCann responded that they have three services now because all the parishioners cannot fit in the present chapel.

Ross requested that the signs for addiction treatment not be at the new site, and Henry responded that no one would see that sign since the building is 400 feet from the street. Ross asked what the height of the building would be, and Debenedetto responded 37 feet.

Gene Cavalieri, 240 Andover Street addressed the Board. He is concerned about traffic since presently getting in and out of his driveway is difficult. He is concerned that traffic coming out will not be staggered. He has lived there for 20 years and felt there was going to be safety issues coming in and out.

Woodland stated that their hope was that the traffic light would allow them to exit.

Cavalieri stated his concern was safety. He has seen multiple accidents in this area.

Henry confirmed that it is one lane out of the site. He felt it should be a right out only. Cavalieri stated the traffic would be looked at the DOT since site distance will be driving the safety.

Cavalieri felt that people do not know how to use the turning lane and is concerned with the safety with people leaving all at once. It would be staggered.

McCann stated that the church provides fellowship after the church service. Everyone would not be leaving at once, it would be staggered.

Cheetham stated she still had questions about the traffic. She stated the entryway is 24 feet wide and felt a piece to the right of the driveway could be carved out. This would allow a right turn lane. She stated that they might want to encourage travelers to exit right and find a safer way home. She asked if the entrance could be widened.

McKenna asked how do they find out about the DOT hearings, and Henry stated they are not public hearings. It is a permitting process.

Woodland stated there is no comment period. The DOT tells them what to do. McKenna inquired if this was asked through District 4, and this was confirmed.

Ross asked what the retaining wall would be made of, and Salvo responded it would be a modular block retaining wall. Ross asked what the purpose was of the underground tank, and Salvo responded it stores water runoff.

Bill Bradstreet asked if anything can be done to address the safety issues Cavalieri is talking about on Route 114 heading toward Route 1.

Cheetham asked to send this to DTAC to consolidate their concerns since there are good questions to raise. Henry asked what the difference was between DTAC and Technical Review Committee. Day confirmed that the members are the same. Henry was not sure that they should recommend this to DTAC.

McCann stated they could put suggestions in the Certificate of Action to discuss the options with Mass DOT since they are going to be doing it anyway.

Zilinsky felt DTAC would be redundant and stated she had confidence with DOT. The DOT wants their roads to be safe.

McKenna stated he thought that this was a good use for the site. It has fit in well with the wetlands out front. He does have some concerns with traffic.

Ross told the Board that she thought it is a good use for the site.

MOTION: Zilinsky moved to close the public hearing for 256 Andover Street. Prentiss seconded the motion. The motion passed by unanimous vote.

MOTION: Henry read the Certificate of Action and Prentiss moved to approve the Major Modification for 256 Andover Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

161 Elliott Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Danversport Yacht Club for property located in the Residential District. The applicant proposes to construct a solar photovoltaic mounting canopy for the parking lot. (Assessor's Map 53, Lot 26) (*SPA action date: December 10, 2013*)

Henry read the legal ad and opened the public hearing.

Kurt Penny from IRC Industrial Roofing addressed the Board. With him were Derek Turnbull and Michael Donnelly. Dan and Paul Delorenzo were also present.

Penney stated that they had gone through Technical Review Committee and made modifications based on responses received. This included changing it from one large canopy to two separate canopies to address the sewer easement. They brought the change to the Town Engineer and had positive feedback. They also receive approval from the Building Inspector and Fire Department. He stated that they were working with the engineer to address water mitigation issues through a swale on one side of the site. They project will have LED lighting, facing down. This will not impact any traffic flow.

Henry asked what the goals of the project were.

Penny stated it was an energy savings of up to a third of their energy demand. He stated that this is a spillover parking lot. These canopies can provide 300,000 kilowatt hours per year. There are utilizing an existing space on the property. It will offer a shaded place to park and would encourage people to park in a lot farther away. Penny stated once these are paid for, they will provide energy savings. The minimum life to the panels is 25 years.

Penny described the canopy drawing. The canopy is made of steel, and the roof is made of glass photovoltaic modules.

Henry asked if the swale was necessary. Day stated when the drainage situation was reviewed, they realized tennis courts had been paved over. Being practical, the engineer suggested simple treatment through the swale.

Penny stated that the roof canopy is made of individual modules, which will allow rain to flow through. This is a very large solar mounting system. He showed a top view of the two canopies with the space in the middle. They will be using LED down lighting, and the structure will be painted gray. They will reline the parking stripes under the canopy. Inverters and all electrical equipment are going underground.

Cheetham stated that a lot of people complain about a glare on the top panel. Penny responded that it is a five degree angle, and modules are meant to absorb light. They found the only complaints came from an airport, and they do not see a tremendous opportunity for glare.

Cheetham confirmed that this will accommodate one-third of their energy, and asked if they might expand to pay for two-thirds of their energy. Penny said it was an option, but this back lot is perfectly suited. He said that the electrical lines were being put underground. The electric company was putting a new transformer in and made changes because of this project. Penny said that they could not put the solar system on the roof due to the HVAC system. There is an existing building with an existing electrical system that they could tie into.

Zilinsky stated that she did not have any comments. She said she was fine with it.

Sears asked if this is where the tennis courts were located, and this was confirmed.

Sears asked how many parking spaces they had, and Turnbull stated 38 spaces under the canopy.

Sears asked if cars could be charged, and Penny stated this would be a free service.

Penny pointed out comments from the Fire Department regarding emergency shut offs, and he stated that this was in their plans from the beginning.

Prentiss asked if they had a problem keeping this condition in the approval.

Prentiss asked if the cover was glass, and Penny stated the solar panels are glass. Prentiss inquired how often they break or need to be replaced, and Penny said that was hard to say.

Prentiss asked if there had been any problems with glass breaking onto cars underneath. Penny said these have been around for a long time. This is a full steel structure holding up the panels. He stated that the panels are made like auto glass. Nothing would fall through.

Prentiss asked the height of the structure, and Penny stated the far side of the panel near the driveway is 19 feet and 11/15th and it extends down at a five degree angle to 13 feet, 10 inches.

Prentiss asked if there would be signage for height for large cars. Penny said that request made a lot of sense, and a condition was put into the approval.

Jane Fuller, 30 Congress Street addressed the Board. She lives across from the Danversport. She asked if there had been complaints from neighbors near these types of systems. Penny told her that she would not be impacted by this. There would be no reflections, no glare and no noise.

Fuller asked if the climate under the canopy would be the same as what was outside the canopy, and Penny said yes. He stated it is shaded, but it is wide open.

Fuller asked where the LED lights would be, and Penny stated they would be facing down on the columns.

Fuller asked how this parking area would be accessed, and Penny stated it was a new parking area.

Fuller asked when the area was paved and the parking lot expanded?

Cheetham stated that the Danversport has been before them at least three times within the last five years for modifications. This portion of the parking lot has not seen a lot of activity.

Dan Delorenzo responded that the parking lot was paved five years ago when they did the major part of the parking lot because the tennis courts were not being used.

Fuller felt the tennis courts were paved within the last year.

Henry told Fuller that if she had issues about the site plans being adhered to, she could direct her concerns to staff.

Fuller asked if there were no concerns for snow storage, and Sears stated they were delineated in prior site plan filings.

Fuller stated that she was 150 feet from the parking area which may allow people to party until 1:30 – 2:00 a.m. Penny told her that it could not stop the elements. They had no intention other than using an existing parking area and putting the canopy on an existing lot.

John Trefrey, 169 Elliott Street asked how big the panels were.

Penny stated the modules are the roof itself. There are spaces between the modules to allow for them to expand and contract.

Virginia Rodgers, Town of Wenham Planning Board Member asked the square footage of the canopy. Day stated that Canopy B was 9,906 s.f. and Canopy B was 7,711 s.f.

She asked the amount of energy this would generate.

Penny stated that this would produce 250 kilowatts, which is nearly 3,000 kilowatt hours per year.

Rodgers asked the size of the equipment in the garage, and asked what is the minimum structure to contain this. Penny stated the inverter and be inside or outside. He stated that the size of this inverter is similar to the size of a large refrigerator turned sideways.

Trefrey stated that he had been their neighbor for forty years and he has no complaints. He is happy to have them as neighbors.

MOTION: Zilinsky moved to close the public hearing for 161 Elliott Street. Cheetham seconded the motion. The motion passed by unanimous vote.

MOTION: Sears read the Certificate of Action and moved to approve the Major Modification for 161 Elliott Street. Prentiss seconded the motion. The motion passed by unanimous vote.

150 Andover Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by MRS Management Company, LLC for property located in the Route 114 Corridor -Zone A Corridor. The applicant proposes to construct a 72,270 s.f. addition with mezzanine to the existing indoor sports facility for the purpose of expanding the indoor sports fields and providing four (4) ball courts. (Assessor's Map 55, Lot 006) (*SPA action date: December 10, 2013*)

Henry read the legal ad and opened the public hearing.

Attorney Nancy McCann appeared before the Board along with applicant, MRS Management Company, LLC and Classico, LLC, owner of the property. She told the Board that they were here in 2009-2010 when they received site plan approval and use variance for a sports facility. This property sat vacant for years, and it has worked out to be a perfect site. The applicants are thrilled to be back before the Board with this project. With her this evening were Mark Mscisz, Harry Samolchuk from Connolly Brothers, Charlie Wear from Meridian Engineering and Heather Monticup from GPI.

McCann told the Board that the use, need, and parking requirements for this site have all worked. They would like to construct a 72,270 square foot building to add one new indoor field and four basketball courts. They currently have fields, courts and food service in the existing facility. There will be no new signage. The main entrance will remain the same. The new addition is taking the place of the metal industrial building.

McCann stated that the new addition is fully conforming. She stated that they did need to go back to the Board of Appeals because the use is by variance, and they needed to modify the square footage.

McCann stated that they had tremendous abutter input the first time. No one is present at this hearing, and she felt it spoke volumes and meant that the site is working.

She stated that the comments from Building and Engineering were favorable. The comments from Fire were revised and are now satisfied.

Charlie Wear from Meridian Engineering described the plan to the Board. They are redoing some of the parking lot. There will be a fire line around the back of the building. Utilities are already servicing the building. The transformer pad is being moved. He stated that parking is going from 141 spaces with 20 future spaces on the side for expansion. They are adding 74 spaces and showed 75 future spaces. They will be going from 141 to 315 actual spaces and from 20 to 75 expansion spaces. He described the drainage on the plan.

Heather Monticup, the traffic engineer from GPI, addressed the Board. They looked at the same study areas as the original plan. They reviewed the enter-only into the facility and the office driveway intersection. All traffic will come into the site as previously. There is a two-way flow with emergency access all around the building. She stated that they did prepare a traffic impact and access study as required. Traffic counts were done in July.

Monticup described the trip-generation stating that there was an increase in weekday p.m. hours of 195 additional trips and an additional 213 trips on Saturday.

No MEPA review was required.

Monticup stated that parking should be more than sufficient. She stated that they need to submit an application for an access permit to the Mass DOT. This was been submitted, but they do not think that they need it.

Cheetham asked if the parking is fully used, and Mscisz stated the side parking is never used.

Samolchuk addressed the Board and described the plan. The existing building contains 74,000 square feet, and the new building will contain 72,270 square feet. It will house one large soccer field which will not have boards around it. There are also going to be four basketball courts with accessory spaces. There will be no food service in this part of the building. There will be a z-shaped mezzanine for viewing. He said that the connector link will be two stories. Samolchuk described the geometry of the building stating that they are squared into each other. The building will be a pre-engineered metal building that will be a little taller than the present one. The exterior will have similar materials, same wall panels and same color. They will use a charcoal gray panel for the connector link.

Samolchuk stated that the landscaping will be the same as the first building.

He showed where the snow storage would be on the plan.

McCann stated they currently have a gated access to the Rail Trail, and it will be accessed by the existing area. They are going to provide an access easement to the Rail Trail.

Cheetham stated when they did the original project and did the site walk, reserve parking was discussed as well as buffering and trees to the Avalon site. She asked for some additional trees.

Wear stated there was presently very dense vegetation. She wanted buffering, but Wear did not think it was necessary.

Cheetham said that she had no other questions.

Zilinsky stated she had not other questions. She walked the Rail Trail and that is how she went into the facility.

Sears stated he was concerned with parking. He asked why people were going into the right-of-way to get to the rear parking.

Wear pointed out that it was not a right-of-way. The roadway was the original road into the Morton facility and that road does not get any use. Sears confirmed that they owned the roadway.

Sears confirmed that he saw the comment about the 8th handicapped space.

Sears asked McCann why there was not a letter from the owner of the property. McCann responded that the applicant and owner are the same, so she signed the letter for both.

Prentiss has used the site a few times and is impressed with the traffic flow. He felt this would clean up the site. The eyesore will no longer be there.

Henry questioned the access to the Rail Trail. He asked if better access be considered, and McCann stated they are open for discussion.

Day stated she is at peace with the site constraints. She stated they talked about the possibility of creating a rear entrance. The applicant has been very accommodating to the Rail Trail.

MOTION: Prentiss moved to close the public hearing for 150 Andover Street. Sears seconded the motion. The motion passed by unanimous vote.

MOTION: Zilinsky read the Certificate of Action and moved to approve the Major Modification for 150 Andover Street. Prentiss seconded the motion. The motion passed by unanimous vote.

POTENTIAL ZONING AMENDMENTS

1. Review: Referral by Selectmen of proposed zoning amendments to Planning Board on November 5, 2013.

Day thanked Sears and Henry for coming to the Selectmen's Meeting on Tuesday, November 5th.

MINUTES

MOTION: Sears moved to accept the minutes of October 8, 2013 and October 22, 2013. Prentiss seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT:

MOTION: Prentiss moved to adjourn. Sears seconded the motion. The motion passed by unanimous vote.

The meeting adjourned at 10:40 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on November 26, 2013.