

## PLANNING BOARD MINUTES

January 13, 2014

### **Call The Meeting to Order**

Chairman Vincent Spada called the meeting to order at 7:10 P.M. in the new Town Hall Auditorium. Present at the meeting were Robert Fowler, David Plunkett, Nancy Reed, Stephen Johnson, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart.

#### **(A) Approval of Minutes – December 2, 2013**

**MOTION** - Mrs. Reed made a motion to approve the Planning Board minutes of December 2, 2013 as submitted. The motion was seconded by Mr. Fowler and unanimously voted 5-0.

#### **(B) Committee Reports/Administrative Actions**

##### **(B1) Zoning Bylaw Subcommittee**

Mr. Sadwick stated the subcommittee will be meeting tonight immediately following the Planning Board meeting.

##### **(B2) Master Plan**

Mr. Sadwick stated that there is nothing new for the Master Plan. He met with Beverly Woods this morning and she apologized for not having anything to review. She will be shooting for the end of the week to provide the land use portion of the Master Plan. She would also like to setup meetings with Conservation and Historic Commission to work on the cultural resources and open space portion of the Master Plan.

Mrs. Reed stated that we were supposed to receive the goals and objectives for the introduction and we haven't seen that yet. A lot of the Master Plan is tied into this section so we should review it before things go too far because we are the Master Plan Committee. Mr. Sadwick stated that he will remind Ms. Woods.

##### **(B3) Committee Reports**

There are no committee reports.

##### **(B4) 150 Main Street, Atamian Non-Substantial Determination**

Doug Lees from Land Engineering and Environmental Services, Inc. representing Atamian appeared for a non-substantial determination request at 150 Main Street. Mr. Lees stated that the Special Permit was approved in November 2011 and they are still planning on building a new building but the Permit Extension Act allowed them to delay the construction. They are still not ready to move forward with the new building but they have been working with several architects and contractors in preparation for the construction. They would like to raze the existing AT&T building and pave it for additional parking. They would like to implement a phasing plan with this being Phase I. Phase II would be the construction of the new building. Mr. Lees stated that the plan is build a retaining wall to make the two parcels flush to handle the grade change. Ms. Lees stated that they have gone before the Conservation Commission because the retaining wall would be near the 25' buffer zone and they were issued an amended Order of Conditions. Mr. Lees stated that the only real change is that this area will be paved and there will be contiguous access between the lots.

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Mr. Johnson stated that he is concerned that there is no time table of when the project will get started except that they want to demolish the AT&T building now. Mr. Lees replied that is correct, there is no time table submitted. They have been working with contractors and architects. Mr. Johnson stated that when the application was originally submitted this Board was concerned with the amount of asphalt and now there will be more with no end date. If this is approved there will be more cars on site which is not what we wanted or approved. Mr. Lees stated that the AT&T building is 18,000 SF so that is how much additional pavement there will be. Mr. Lees stated that they will be adding a Storm Ceptor 900 to provide treatment for the runoff near the wetlands area because there is none now. Mr. Johnson asked what is the benefit to tear down the AT&T now. Mr. Lees replied he was not sure but it is an eyesore.

Mr. Fowler stated that this request is disturbing. The Storm Water Management (SWM) plan that was submitted looks like this is a permanent plan not a temporary one. Mr. Fowler asked if anyone has gone to the Building Department to start the paperwork on the new building. Mr. Lees replied he was not sure and the SWM plan was a requirement. Mr. Fowler asked how long the Permit Extension Act allows for permits to continue. Mr. Sadwick replied it would be a total of four years. Mr. Fowler stated that he would like the time table of construction. Mr. Lees stated that he would assume that the owner would want to start construction within four years so he doesn't lose the approval and Honda is anxious to have their own building. Mr. Lees stated that he did not supply a landscape plan but he could look at adding landscape to this area including landscape islands so it is not continuous asphalt. Mr. Fowler stated that if the applicant wants to demo the AT&T building then the area should be loamed and seeded.

Mr. Plunkett stated that on the original Special Permit, the front entrance was supposed to have trees and landscaping added. Mr. Lees replied that was correct, they did add some landscaping to the island in front and there will be additional landscaping added along the entrance and along the existing building. Mr. Plunkett agreed with Mr. Fowler about the loam and seed.

Mrs. Reed stated that the original Special Permit had a landscape plan with substantial new landscaping being proposed. She would not want to put Atamian in a hardship so if they would like to pave the area then they should have to install the original approved landscaping first as well as any additional landscape we would require around this 18,000 SF area. Mr. Lees replied that would be a good compromise. Install the original approved landscaping in the front and install additional landscaping in this area as required by this Board. Mrs. Reed asked if the SWM plan was reviewed by the consulting engineer. Mr. Sadwick replied that it was sent to Weston and Sampson and we are waiting on a response.

Mr. Spada stated that there seems to be two different thoughts. If the building is demolished now then the area needs to be loamed and seeded or if something else is requested, then a more detailed landscape plans need to be provided. The traffic patterns also need to be addressed as well as the response from Weston and Sampson for the SWM plan.

Mr. Plunkett stated that we need address the criteria of what is considered a non-substantial change and what would require a modification.

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### **(B5) Andover Street, FMP Realty Trust Conceptual Plans Discussion**

Frank Pollack appeared for the conceptual plans for Andover Street. Mr. Pollack stated that this proposal includes three lots, Map 53, Lots 4, 5 and 6. On Lots 4 & 5, they are proposing a national day care operation. The existing structures will be demolished and the proposal is for a 10,000 SF one level building. There will be a 5,000 SF playground, 61 parking spaces and this facility will house between 160-170 students. This lot will have a separate entrance and will have one-way traffic. On Lot 6, this is an un-developed parcel and they are proposing a 2,400 SF one-story building to house a Honey Dew Donuts and Subway. There will be a drive-through that allows for stacking of 12 cars. There will be 21 parking spaces provided.

Mrs. Reed stated that all three parcels are in the Community Village Overlay District. The concept of this overlay was not for the uses of Honey Dew and Subway even though they are allowed. The purpose of the overlay was to combine as many lots as possible to get the fullest benefit. She would prefer to see something that is more in-line with the overlay. A lot of effort has gone into this overlay and this area.

Mr. Plunkett stated that if these were the uses that were being looked at, we should have changed the zoning to commercial.

Mr. Fowler stated that there was a lot of time spent on this area, with a lot of zoning changes done, with the hopes of developing a complete project. This is the first project that has a defined use and we have to go with what is allowed by zoning even though it is not what is preferred. Mr. Fowler stated that he has no problem with the conceptual plan and the uses are allowed under the overlay.

Mr. Johnson stated that it would be nice to have one project that encompasses all the parcels but this is not a perfect world. The uses are allowed by the zoning so he does not have a problem with the conceptual plan but a lot more specifics will be needed with a full submittal.

Mr. Spada stated that we spent a lot of time on this overlay district. The uses are allowed but this type of development is not what we had envisioned and he is a little disappointed.

Mr. Plunkett stated that a Special Permit for the overlay is required since they uses are not allowed by right in this zone. He hopes that they will use more creative measures to make these projects desirable.

### **(B6) Continued Discussion of Driveway at 1110 Main Street**

Mr. Sadwick stated that there has been no new information received from the owner. This will be removed from the agenda until something new is received.

### **Old Business**

There is no new business.

### **New Business**

Mr. Spada stated that he will not be running for re-election this April.

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**Director's Report**

Mr. Sadwick stated that is no Director's Report.

**Adjournment**

**MOTION** - Mr. Fowler made a motion to adjourn the meeting at 7:55 PM. The motion was seconded by Mr. Johnson and unanimously voted 5-0.

***Approved: 1/27/14***

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**List of documents for 1/13/14 Agenda**  
**Documents can be located at the Community Development Office**

- A. 7:00** Approval of Minutes – December 2, 2013
- B. 7:00** Committee Reports/Administrative Actions
- 1- Zoning Bylaw Subcommittee
  - 2- Master Plan
  - 3- Committee Reports
  - 4- 150 Main Street, Atamian
- Non-Substantial Determination
- *Application packet dated 12/11/13.*
- 5- Andover Street, FMP Realty Trust
- Conceptual Plans Discussion
- *Brief - FMP Realty Trust, 1593/1605 Andover Street, Map 53, Lots 4 and 5.*
  - *Brief - FMP Realty Trust, 1607 Andover Street, Map 53, Lot 6.*
  - *Concept Plans dated 12/11/13, prepared by Landplex.*
- 6- Continued Discussion of Driveway at 1110 Main Street