



Regular Meeting and Public Hearing
Monday, July 16, 2018 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

| MEMBER | PRESENT (X) | ABSENT (X) |
|-----------------------|-------------|------------|
| Neil Bagdis | X | |
| Henry B. Stidsen, Jr. | X | |
| Robert Jacobson | X | |
| Jeffrey Kent | X | |
| Open position | | |

Other Attendees: Chris Keenan (CK), Attn. David Bennett (DB), Mark Starrett (MS), Jack Richard, Samuel Rosario (SR), Joanne Sharac (JS), Rachel Ettinger, Carol Riches

(NB) called the meeting to order at 7:02 pm.

Meeting Minutes

Motion (JK) seconded by (RJ) to accept the minutes as written of June 11, 2018, vote 4-0, all in favor.

Site Plan Review

607 Pleasant Street (M19, Lot 186), owner Wolcot-Marshall, Inc. a.k.a. Dunking Donuts, application for Site Plan Review for the construction of a drive through lane. David Bennett and Chris Keenan presented on behalf of the applicants. The board reviewed the letter from Greg Roy, Town's Engineer, and went over important points. Storm Water was addressed in the application, but a formal Storm Water Permit was not required given the scope of work. Hay bales will be installed at the site of work limits. (NB) Asked if the dumpster could be moved from the proposed location, closer to the building. He was concerned about employee access to it as it will be on the other side of the parking lot as opposed to next to the building as it is presently. Also, for esthetics. (CK) It would be difficult if not impossible for the truck to empty the dumpster if it were located in the back of the building and it needs to be at least 10ft. from the building. A compromise was reached to move it closer to the building. Landscaping in the front of the building will be improved also. (NB) The propane tanks seem too close to the turn coming around the back of the building. Could they be moved forward or back to not be in the curve of the turn? (CK) Yes, we could move them forward, but they can't go very far because they need to be in that area for piping to the building.

Regarding traffic, (CK) signs will be added giving direction of traffic flow, in and out, etc. There will be a visible separation of the parking spaces and drive through lane using painted lines. This also helps with snow removal of which there will more area than exists now. There will be bollards on the turns for protection of utility equipment. The cue of the drive through also exceeds the City of Worcester's requirement by 50%. The retaining wall to the rear will be eight feet tall going down to one foot. And, to the rear of that, there will be a catch basin for storm water which will intercept water before it reaches the property of Paxton Sports Center. The work to be done will not be creating any more storm water than exists now. (NB) Asked for reports for the next three years showing that the proposed basin does what it is designed to do.

Regarding delivery times, (NB) The delivery truck seems to come at all different times and when it does, it is difficult to navigate parking. Since the parking area is decreasing in square footage, how will this be handled? (MS) It is hard to regulate the delivery times. We don't have any say when they come. (CK) As a suggestion, the truck could park in the lined spaces opposite the building. (NB) Also, the truck nor any other customer should be parking on Pleasant St. It is illegal to park on the state road. Could a sign be placed stating that? (CK) We would probably have to check with the state or they would have to do it themselves. (SR) I believe there is a sign regarding that just across the street. (JS) A neighbor across the street was concerned with the danger of taking left hand turns out of the parking lot. (DB) I'm not sure how you could help that as it speaks to the way people drive. (JS) Could something more be done regarding handicap accessibility such as a better entrance to the building? (JR) We don't plan on that currently, but we can look at that for the future. (JK) Also, the ZEO will address any ADA regulations when it comes to the building permit approval. This scope of work may or may not trigger the need for greater regulations.

Lastly, (JK) asked if there could be some type of barrier near the painted island location to keep people from parking there. (CK) We can make that a grassed area instead and also add directional lines to emphasize correct parking and traffic flow.

The hearing was closed at 8:15pm

Motion (JK) seconded (RJ) to approve the Site Plan Review for 607 Pleasant Street, vote 4-0 all in favor, with the following conditions:

- 1.) The guard rail, safety fence, and retaining wall system located towards the rear of the property shall be designed, inspected, and certified by a MA registered structural engineer.
- 2.) The hay bale line shall be staked by a MA registered surveyor prior to the installation of hay bales. The hay bale line shall serve as the limit of work.
- 3.) The propane tank shall be relocated by shifting it forward on the lot and away from the curve in the drive through lane where cars are turning.
- 4.) Landscape improvements shall be made to the grass area in front of the building.
- 5.) The dumpster shall be relocated across the parking lot to be closer to the rear of the building for improved employee access.
- 6.) Grass and landscape areas shall be maintained routinely after the completion of construction (no less than monthly).
- 7.) Add a grass island with curbing to better define the entrance to the drive through lane and the parking lot.
- 8.) Add lane striping, stop lines, and directional arrows to the parking lot driveway throat.
- 9.) Deliveries and loading shall not impact the ability of the site to provide adequate parking to customers nor interrupt travel on the state highway.
- 10.) Submit yearly inspection and maintenance reports for storm water components to the Planning Board for a period of 3 years.
- 11.) Provide emergency contact information and protocols.

Old Business

A brief follow up discussion regarding Spaulding Woods. (NB) The owner and engineer have gone to the Water Board and have agreed to a water line that no longer needs to loop in and out of the property but will instead dead end at the end of the road. Nothing in writing has been received to verify this but this information was given from the engineer, Kevin Quinn.

Motion (JK) seconded (HS) to adjourn the meeting at 8:23 pm, vote 4-0, all in favor.

The next meeting, if needed, will be Monday, August 13, 2018

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi