

FITCHBURG PLANNING BOARD MEETING MINUTES  
TUESDAY, JANUARY 12, 2021

FITCHBURG CITY CLERK

*Mar 10 2021 1:19 pm*

**NOTE:** *This was a Virtual meeting on GoToSeminar due to the pandemic.*

**MEMBERS PRESENT:** Paula Caron, Chair      Paul Fontaine, Jr., Vice Chair  
Peter Capodagli      Alyne Butland  
Amanda Koeck      Alex Lopez  
Tracey McGrath (Associate member)

**STAFF:** Mike O'Hara, Tom Skwierawski

**CALL TO ORDER**

Meeting called to order at 6:00 p.m.

**BOARD REORGANIZATION**

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to nominate Ms. Caron to serve as Board Chair for the upcoming year. Vote 6-0 in favor.

Motion made (Ms. Caron) & seconded (Mr. Capodagli) to nominate Mr. Fontaine to serve as Board Vice-Chair for the upcoming year. Vote 6-0 in favor.

**ANR PLANS**

Voyatsis, 110 River St.

Dave, LeRoy, Hannigan Engineering present. Proposed split of the 110 River St. parcel (former Valley West / Hyland-Rice / Beemers plaza) into a 23,490 sq. ft. Lot 1 with 136 feet frontage in the Commercial & Automotive district. Lot 1 is Jay's Liquors @ 134 River St. The remainder (vacant) parcel which is mostly a parking lot has 2 acres & 306 feet frontage.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to approve the plan and authorize Mike O'Hara to sign the plan on the Board's behalf.

Roll call vote: Lopez: Yes. Butland: Koeck: Yes. Capodagli: Yes. Fontaine: Yes. Caron: Yes.  
Vote 6-0 in favor.

Adams, Sheldon Rd.

Paul Grasewicz, Graz Engineering present. Proposed split of the remaining Sheldon Road frontage of the large parcel owned by Adams R&R, LLC into ten conforming Rural Residential lots.

Previously, 16 frontage lots on Williams Rd. & McIntire Rd. had been split off from this parcel.

Paul: Only Lots 9 & 10 have been perc tested thus far. The old farmhouse (112 Sheldon) is on Lot 6. Lots 1, 2, 3, 9 & 10 have wet areas that will need ConCom filings if driveways, house locations, septic located in Buffer Zone. The 38 acre remainder parcel between Lots 9 & 10 also has wet areas but is a conforming lot with 175 feet frontage.

Public comment:

Nick Bosonetto, DPW Commissioner: That parcel was the site of a large excavation a year ago. A rough access road has been installed from Sheldon Rd. and a large amount of material excavated without permits or an erosion control plan.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to approve the plan and authorize Mike O'Hara to sign the plan on the Board's behalf.

Roll call vote: Lopez: Yes. Butland: Koeck: Yes. Capodagli: Yes. Fontaine: Yes. Caron: Yes.  
Vote 6-0 in favor.

03/10/2021

Site Plan Review - Progressive AE, Amazon Distribution Facility, 135 Intervale Rd. (cont'd from 12/8/20)

Applicant had requested to withdraw application in order to make modifications to the site plan. They will be re-submitting a plan by spring.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to accept the applicant's request to Withdraw without Prejudice. Vote 6-0 in favor.

Special Permit & Site Plan Review - Longley, Earth Removal - 139 Warner Ave. (cont'd from 12/8/20)

On behalf of the applicant, Jamie Rheault had requested earlier that day to continue to next month.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to continue the hearing to the February meeting. Vote 6-0 in favor.

Special Permit - Krikorian, 156-unit mixed use PUD, 49 Snow St. (cont'd from 12/8/20)

Hearing re-opened. Present: Bill Krikorian, applicant, Chris Anderson, P.E., Hannigan Engineering, Mike Santos, BSC Group, traffic engineer, Charles Roberts, Kuhn Riddle Architects.

It was noted that since Ms. O'Kane was absent tonight, Associate member Ms. McGrath was sitting in on this Special Permit hearing.

Chris Anderson reviewed DPW comments & Hannigan Engineering responses to them. Applicant is willing to provide additional water main & repair sidewalks, as suggested by DPW. Their new sidewalk on North St will maintain the existing grades.

Mr. Fontaine suggested a per unit contribution for off-site improvements, as was done with the 255 Main St. project. The applicant is willing to do that. Commissioner Bosonetto: That will help DPW.

Fire Dept. has stressed that the project's access to North St. cannot hinder the ability of emergency vehicles to access to/from Fire's driveway on the other side of the street.

The loading area pull-off shown on the plan need not also be a bus stop. Could the MART stop be eliminated or moved further away from Fire's driveway?

Discussion on whether to leave a revised location of driveway to be determined or settle the issue tonight, perhaps shift further north.

Charles: Is it possible to provide an unloading zone off the street on Snow St.?

Chris checked plan & replied that there was room.

Agreed: Shift loading zone on North St. further north, add a loading zone on Snow St.

Charles: The building will have exterior wall-pack lighting. Finished plans will include a photometric plan showing the illumination levels.

Mike Santos, BSC: He doesn't have a formal response to DPW's traffic comments as yet, but he reviewed & responded to items 20-28 in DPW's letter

Mr. Bosonetto: Video detection at North & Day Streets has been adjusted to lessen long delays.

Laurel St. at the Water St. bridge will have longer delay to the benefit of Water & Main St. vehicles.

Ms. Caron asked Mr., Santos to summarize his findings tonight in writing.

Discussion on whether to continue hearing to allow plan showing revised loading zones to be submitted & reviewed by Departments or to make a decision tonight.

Bill: Would like to have decision tonight, it's important to the project.

Mr. Fontaine willing to vote tonight as long as loading area on Main St. is addressed.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to close the hearing. Vote 7-0 in favor.

Project timeline?

Bill: looking to break ground in 2021, 18 month construction period.

Ms. Caron suggested a condition: Starting within 3 years, completion within 5 years.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to Approve a Special Permit with conditions including per unit contributions towards sidewalks and other associated improvements, off-site

improvements as commented by DPW, addition of a loading zone on Snow St., re-working of the loading zone on North St., resubmittal of site plan with loading zone changes, landscaping/lighting and architectural elevations.

Roll Call vote:

Fontaine: Yes. O'Kane: Yes. Caron: Yes. Capodagli: Yes. Koeck: Yes. Butland: Yes.  
McGrath (Associate member): Yes. (Mr. Lopez had technical difficulties.) Vote 7-0 in favor.

Bill noted this project will have a street address of 10 North St. instead of 49 Snow.

Special Permit - F1, LLC, reduce an existing 4-fam. to a 3-fam., 7 Weymouth St. (cont'd from 12/8/20)

Hearing re-opened. Present: Atty. Brian Foley, Arnold Dumay, property owner.

(Associate member Ms. McGrath also participating in hearing.)

In response to DPW comments, applicant has revised site plan showing a 3-foot landscaped buffer area to the side & rear property lines. Area of barn that was razed at rear of property to be paved.

Units with be 3 BRs on 1<sup>st</sup> & 2<sup>nd</sup> floors, 2-BR on 3<sup>rd</sup> floor.

Mr. Dumay has been in discussion w/ nearby property owners, who support the restoration of a long-vacant structure. Ms. Caron explained that this was a two-step process: Bldg. Commissioner determination that project is exempt under the provision to reinstate an existing non-conforming structure, and then Planning Board approval. She shared photos of site taken earlier that day with the Board.

Public comment:

DPW Commissioner Bosonetto: To help attenuate increased stormwater from additional impervious area, he suggested providing a settling basin / rain garden on one of the parking spaces. This can be further examined at the time of applying for the DPW curb cut permit.

Timeline? Mr. Dumay estimated a four month build-out from the receipt of the Special Permit.

Board members suggested a longer time (two years) to provide more leeway. Mr. Dumay agreed to that.

Public comment: None.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to close the hearing. Vote 7-0 in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to Approve the Special Permit with conditions:

- Install white vinyl fence at rear of property.
- Overlay driveway and parking area with new pavement & stripe spaces.
- Minimum of 6 off-street spaces to be maintained. Space #7 noted on plan to be at the option if the property owner.
- Satisfy issues raised in DPW comment letter. (1/12/2021)
- Satisfy issues raised in Fire Department comments (12/10/2020)
- Board grants relief from 181.7511 (10 ft.) driveway setback from side and /rear lot lines. Complete exterior improvements, including re-siding of entire building, window replacements, porch improvements and installation of landscaping along property frontage.

Roll Call vote:

Fontaine: Yes. Caron: Yes. Capodagli: Yes. Koeck: Yes. Butland: Yes. Mr. Lopez: Yes.

McGrath (Associate member): Yes. Vote 7-0 in favor.

Ms. Caron expressed the Board's appreciation for the applicant's willingness to take on this abandoned property & renovating it.

#### **MINOR SITE PLAN MODIFICATION/REVIEW**

None.

#### **MINOR SPECIAL PERMIT MODIFICATIONS/EXTENSIONS**

None.

## **COMMUNICATIONS**

### 18 Blossom St.

Mr. Fontaine noted that construction on this site of the former Crescent Hotel is not what the Board approved with their 2005 Special Permit. The decision required that the facade look like the elevations that were submitted. The 2020 constructions plans show a flat roof. They should come in with a request to modify the original Special Permit and site plan. Board agreed.

### Zoning update: Phase II, Bundle 2

Tom Skwierawski discussed this next Phase of the Zoning Ordinance revision project. Scheduling with City Council, Legislative Affairs Committee discussed. He suggested that the Bundle II hearing on January 25 be kept open. Those items can be finalized Feb. 11 which will also be the hearing for Bundle 3. Bundle 3 amendments will be sent to the Board next week.

### Meeting Minutes

Deferred.

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned: 8:13 p.m.

Next meetings: January 21, 2020 (CDBG hearing only)

January 25, 2020 (Zoning amendment hearing only)

Next monthly meeting: February 9<sup>th</sup>

Minutes approved: March 9<sup>th</sup>