

**FITCHBURG PLANNING BOARD MEETING MINUTES  
TUESDAY, MAY 11, 2021**

*Oct 20 2021 3:16 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      Laura O'Kane  
Alex Lopez

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

**CALL TO ORDER**

Meeting called to order at 6:04 p.m.

**ANR PLANS**

135 Intervale Rd.

Submitted plan dated 5/11/21 revised an earlier version of the plan endorsed by the Board 3/9/21. The only change is that the portion of Parcel 2B which provides access to the 139 Intervale parcel is widened from 25 to 40 feet. The adjacent parcels (Lot 1A & Lot 3) slightly decrease in size from 14.71 ac. to 14.41 ac. and from 2.23 ac. to 2.14 acres.

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

Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 7-0 in favor.

0 Bemis Rd., Fanelli

A digital copy of an ANR plan was received which proposes to alter the property lines around a garage building at 0 Bemis Rd. (*Basically, it's the same plan by a different surveyor dated 11/11/2020 that had been endorsed by the Board 12/8/2020*). Form A has not been signed by the property owners nor has the application fee been submitted.

No Board action needed. Ms. Caron stated that the 21-day period for the Board to act had not yet started since it was not a complete application.

**MINOR SITE PLAN MODIFICATION/REVIEW**

None.

**MINOR SPECIAL PERMIT MODIFICATIONS/ EXTENSIONS**

None.

**PUBLIC HEARINGS**

Site Plan Review- MKEP 770 LLC 50 Frankfort St. - conversion to 16 units (cont'd from 3/9/21)

Hearing re-opened. Present: David King, REMAX Patriot Realty, Eyal Preis, applicant.

David: They are in the process of getting a Purchase & Sale agreement on the property at 46 Frankfort St.

There will be no parking on Fayerweather St. but it will be used as access to the site.

Stormwater management will be underground recharge chambers on-site. They have rec'd quote on cost of connecting to street drain, too costly.

Board comment:

Mr. Fontaine has question about aisle width, also need three-foot setback from all property lines.

Ms. O'Kane: Need a different look in the facade of building

Ms. Caron: Need parking plan with dimensions, aisle width, setbacks between buildings, and more details on proposed fencing & landscaping. Existing dwelling at 46 Frankfort still needs its own parking spaces.

Suggested that applicant submit a narrative listing # of units, # of BRs, # of parking spaces, dimensions of setbacks & buffers, etc.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to continue the hearing to June 8 meeting.  
Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes.  
Caron: Yes. Vote 7-0 in favor.

Mr. Lopez left the meeting for an appointment & did not return.

Special Permit & Site Plan Review - Traven Development, 139 Harvard St. - 12 townhouse-style condominiums

Hearing opened. Present: Pat McCarty, Justin Leclair, McCarty Engineering. Matt Olson, Traven Development unable to attend. Pat presented plan for a total of 12 townhouse-style units consisting of a 3-unit, a 4-unit and a 5-unit building on a vacant 1.95 ac. parcel. The parcel had previously been a deLongchamp Cadillac car dealership but has been vacant for several decades. A separate structure with five 11' x 22' garage bays is also proposed. Eleven 2-BR units & one 1-BR unit are proposed. Front of parcel has an existing parking easement for 12 spaces that are intended for the use of commercial uses across the street (diner, Romano's Market, etc.).

Rick Healey, Foster-Healey R.E. clarified parking the easement. Romano's Market recently sold, they have a permanent easement for the 12 parking spaces on this parcel.

Mr. Capodagli: Who maintains the spaces? Concerned that some of these 12 spaces would be used for visitors of the condo development

Board comment:

Ms. Caron: Why the 5-bay garage? Better to have visitor parking spaces there instead?

Nick Erickson reviewed DPW comments: Boylston St. at Harvard St. is not a public way, needs deed research. Justin submitted letter from Atty. Rocheford stating that the public has the right to use that access to the site.

Street trees should not impede the view of vehicles entering/exiting site. Columnar Pin Oaks are suggested. Water Dept. wants size of water service increased from a 2" line to an 8" line thru the site.

Architectural renderings reviewed. Ms. Caron suggested the Board's decision should include subject to review & approval of an updated facade of the townhouses and garages. A site sign with name of development will be added, also mail boxes for the residents.

Public comment: None.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to close the hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to Approve a Special Permit with conditions: Coordinate with DPW-Engineering & Police-Traffic Division as to location of crosswalk.

- Repair or rebuild sidewalk at front of site to DPW standards.
- Submit revised plan for Planning Board review & approval showing exact location of parking easement in front of site, location of mailbox for residents.
- Street trees shall not obstruct sightlines nor damage sidewalk with roots
- Verify that developer has legal right to access site via the private portion of Boylston St.
- No dumpsters shall be located on site.
- Proposed detached garages shall not be used for trade businesses, storage of construction supplies, auto repair, or other used not typically associated with a single-family dwelling.
- Construction to be substantially similar to submitted renderings. Submit final elevations & colors of facades for Planning Board review & approval.

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

Special Permit - Christmas, 35 Columbus St. (fmr. St. Joseph's School - 27 1-BR rental units

Hearing opened. Present: Pat McCarty, Justin Leclair, McCarty Engineering, Bob Christmas, property owner. Justin presented plan. Site plan is basically the same as the 2011 plan approved by the Board (*Special Permit 2011-1*). Previously, applicant had several partners in the project, now Bob Christmas is the sole applicant.

Dept. comments from Fire & DPW reviewed.

Justin: DPW comments received late yesterday; he requested a continuance to next month's meeting to give time to adequately respond.

Public comment:

Mike Downey, 180 Daniels St: Chair of the condo assoc. at 176-178-180 Daniels St., directly across the street from St. Joe's Church parking lot. Supports project, it will revitalize a long vacant building.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to continue the hearing to June 8 meeting.

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

Special Permit & Site Plan Review - Foureau, 967 South St. - single-family dwelling

Hearing opened. Present: Dylan Foureau, applicant.

Dylan has a P&S to purchase the former Expert Pest Control bldg. with a detached 4-bay garage and convert it back to a 2-BR dwelling. He is planning to live there and use the large garage for his robotics start-up. The large garage fits his need for such space.

Site plan reviewed. Dept. comments: DPW: Reduce curb width of driveway to meet Code requirements, existing sewer service needs to be checked via CCTV. Sewer change of use fee - \$2,000.

Board comment:

Ms. Caron: Better that this property is used as a commercial use?

Mr. Capodagli: Site is close to Rt. 2 access, has plenty of parking, and should be used as a business, not as a dwelling. Bldg. had been a dwelling years many ago but now a residential use would be out of place. It's a great location, the Board must make sure that proposed use is the right fit. Why not continue to use it as a viable commercial space? Other Board members agreed.

Public comment:

Jon Dickhaut, owner of Partners Pub, 955 South St. - 20,000 vehicles per day on this stretch of South St. It's a commercial corridor & not conducive to a residential use. Doesn't want to have residents across street from his establishment complaining about noise from late hours, outside seating, etc.

Board discussion: Supported the concept of Robotics fabrication, but feel that the South St. commercial corridor is not the appropriate location for a conversion back to a residential use.

Motion made & seconded to close the hearing. Vote 7-0 in favor.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to Deny the Special Permit.

Roll call vote: Butland: Yes. Koeck: Yes. O'Kane: Yes. Capodagli: Yes. Fontaine: Yes. Caron: Yes. Vote 6-0 to Deny.

**OTHER BUSINESS**

Game On Fitchburg - update

Nothing as yet. Peter Sangermano will be sending an update in a few days. Board members commented that there had been blasting at the site recently. Fire Dept. had issued a blasting permit, but Game On should have notified the Board & neighbors prior. Game On will be advised of that.

## **COMMUNICATIONS**

### Zoning Ordinance update

The Final Reading of the revised Zoning Ordinance and Map was approved at the April 20 City Council meeting. Hard copies will be distributed to members that want one.

### Planning Board's representative to Montachusett Regional Planning Commission (MRPC)

Ms. Butland is OK with continuing as Board representative, but cannot in the fall semester due to a conflict on Thurs. nights.

### Seney PUD

Mr. Fontaine reminded that Board review & approval of landscaping plan and bldg. elevations for Steve Seney's Fifth Mass. Tpk. project not yet done, site work has started. Steve will be reminded.

### Meeting Minutes

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to approve March 9th minutes with several corrections. Vote in favor.

Motion made & seconded. Vote in favor.

Meeting adjourned: 9:58 p.m.

Next meetings: June 1 & June 8, 2021.

Minutes approved: August 10, 2021.