

Members Present:

Doreen Prouty – Chairperson
Richard Maggi – Vice Chair
Gary Geiger – Clerk
Aldo Mancini – Alternate
Vincenzo Ronghi – Alternate

Chairperson Prouty opened the meeting at 6:30 PM:

1. Public Hearing Continued – Case #1978 – 586 Mill Street – Wayfinders, Inc.

Chairperson Prouty reopened this public hearing. Stephen Savaria, Senior Project Manager with Fuss & O'Neill, gave a review of the traffic study included with the Comprehensive Permit application. Mr. Savaria explained the project study area was defined as the five existing intersections closest to 586 Mill Street plus the intersection of the project site driveway and Mill Street. Peak hour turning movement counts at the intersections were collected, and a traffic count machine on Mill Street was used in the vicinity of the site driveway to record traffic for a continuous forty-eight hour period. All data was recorded in 2017. Historical data was also collected from MassDOT. Industry standards were utilized to analyze all data recorded in order to create a projected impact analysis. In conclusion, the traffic study showed that there would be no significant site traffic impacts created by the proposed residential development, and there is adequate viability from the proposed site driveway to Mill Street.

Kien Ho, PE, PTOE with Beta Group, Inc., consultant for the peer review was in attendance. The peer review report was submitted to the ZBA on February 21, 2019. Mr. Ho presented a summary of his findings, including a review of the adequacy of the study area, data collection, analysis of the data collected, the results of the traffic analysis.

The Board members, Mr. Savaria and Mr. Ho discussed how industry standards are used to determine peak hours, how the project study area was defined, and that the traffic study is used to determine the potential impacts the project site will have on the surrounding area.

Mr. Savaria presented a response to the peer review findings. Attorney Felicity Hardy, representing the applicant, informed the Board that Mr. Savaria only received the peer review comments on Friday, March 21, 2019, and will have a written response to Mr. Ho's comments submitted by the next meeting.

Mr. Savaria stated the applicant is asking for a waiver for the 2 spaces per unit for 1.8 per unit. Mr. Savaria cited reasons for the request such as a decrease in impervious area, a decrease in environmental impacts, and less maintenance. Through experience with building and managing other developments, Mr. Savaria explained that 1.8 spaces per unit is exactly what a development like this needs. Mark Darnold, Civil Engineer with Berkshire Design explained similar developments were analyzed, and 1.4 - 1.8 spaces is an average of parking space usage. Mr. Ronghi asked if this would be a private way; Mr. Savaria answered this would be a private development that does not fall under subdivision regulations, and will not be a street that will

need to be accepted by the Town.

Faith Williams, Senior Vice President with Property and Asset Management with Wayfinders, explained that parking is monitored through onsite cameras and through contracts with local tow companies. Ms. Williams explained tenants will have to provide vehicle information with their lease, and any unregistered vehicles on the property will be towed. Guest vehicles are also monitored and residents are notified if there are any concerns. Chairperson Prouty asked if there is any difficulty with parking at the other properties when there is an event in the community room; Ms. Williams answered there have been no issues at any of their other properties.

Mr. Mancini Jr. asked if there would be a residential preference for Town residents and/or veterans during the lottery process. Michelle McAdaragh Senior Vice President for Real Estate Development explained the Commonwealth of Massachusetts can approve up to 70% local preference, and it can be initiated by including a condition with the Comprehensive Permit. Mr. Peznola further explained that the Commonwealth will ask for the community to prove it has a need for local preference through a Needs Assessment, which may have already been completed through the current Housing Production Plan.

Chairperson Prouty read into the record a memo from Safety Officer Sgt. Steven Grasso dated January 25, 2019 and a memo from Fire Inspector Lt. Jacob Dushane dated January 28, 2019.

Chairperson Prouty opened the hearing to the public.

Gina Fusick, 558 Mill Street, asked for clarification about the impact analysis of the traffic study; Mr. Savaria responded. Ms. Fusick asked about the frontage of lots 1-3, and where the driveways would be. Ms. Fusick was advised that only Lot 4 is before the ZBA.

Collette Parsons, 568 Mill Street, asked for a fence to be installed along the eastern border of the property to buffer sound, headlights, and to provide a barrier from neighborhood children going near the new driveway. Ms. Parsons submitted her comments in writing as well, and asked for this to be added as a condition with the Comprehensive Permit.

Donna Jago, 1028 River Road, stated she would like to see 2 parking spaces per unit instead of the proposed 1.8 spaces, more visitor parking, more parking spots for the community building, sound barriers between units, basements for storage, improvements to aesthetics, laundry hookups in each unit, and a road behind the building to better accommodate emergency traffic. Ms. Jago submitted her comments in writing at the end of the meeting.

No one else spoke for or against.

Chairperson Prouty continued the public hearing to March 25, 2019 at 6:45 PM.

2. Discussion & Possible Vote - Audio recording meetings to aide in drafting minutes

Per section 01.080 of the Open Meeting Law Guide of the Commonwealth of Massachusetts, the audio recording of a meeting can be used to aide in drafting minutes, and can be deleted once the

final minutes are approved. Chairperson Prouty stated she is in support of this process; the Board members were in agreement.

Motion made by Mr. Maggi and seconded by Mr. Geiger to allow for the audio recording of meetings for the purpose of drafting minutes.

VOTE 3-0

3. Approval of Minutes – January 14, 2019 & February 8, 2019

Motion made by Mr. Maggi and seconded by Mr. Geiger to approve the January 14, 2019 minutes with corrections.

VOTE 3-0

Motion made by Mr. Ronghi and seconded by Mr. Mancini Jr. to approve the February 8, 2019 minutes as written.

VOTE 3-0

4. Discussion of any topics that the Chair did not reasonably anticipate – None

The meeting adjourned at 8:45 PM

Submitted by Amanda Boissonneault