
Members Present:

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

Also Present:

Stefanie Kesecker

Chairperson Prouty opened the meeting at 6:33 PM.

Members sitting – Doreen Prouty, Richard Maggi, Gary Geiger, Aldo Mancini, Vincenzo Ronghi

Chairperson Prouty opened the public hearing by introducing the members of the Board.

A. PUBLIC HEARING CONT.-Route 75/Main Street AGA, LLC-Case#2006-10 Main St.-Special Permit

Peter LaPointe with the Colvest Group was present for this agenda item. The site plans recently submitted have been changed. The site will now house 2 commercial buildings, as opposed to the 3 buildings previously proposed. The third building that was the proposed to be a fast food restaurant was eliminated. This reduction in buildings, eliminated the need to acquire the land from Town Hall property. Mr. LaPointe stated the site will now generate less traffic, with about 1,600 daily trips. He stated the curb cuts will remain the same as they were constructed by the Mass DOT contractor when the road and bridge reconstruction were completed. A 2,400 sq. ft. Starbucks is still being proposed with the drive-thru. The drive-thru queue will now be bigger instead of 12 queuing spots, there will now be 14. Mr. LaPointe said the grading allows them to eliminate any retaining walls. He informed the Board the parking lot lay out, site lighting, drainage and landscaping are all commensurate with the smaller size of the site. The Colvest Group is to go before the Conservation Commission on October 27, 2022 because the location is within 200 ft. of the river. Mr. LaPointe stated they have received comments from the Town Engineer and they are down to a few remaining comments. Mass DOT has an application from the Colvest Group for a land use change. Ms. Prouty asked about the lots and if they were changing boundaries. Mr. LaPointe stated he wasn't sure that was necessary and that the front lots at 10 Main Street and 24 Main Street could be combined, and an ANR would be filed. Mr. LaPointe said the Site Plan would be contingent upon the ANR. Mr. Mancini asked about the two exits onto Main Street and he brought up the school children walking by and the closeness to the intersection. Mr. LaPointe stated they did a traffic study and he does not think that children or bicyclists would be endangered by the traffic. Mr. Geiger asked about the amount of time in the queue for Starbucks. Mr. LaPointe stated if you were the 14th car in the queue you would be there for a long time. Ms. Prouty raised the notion of getting ahold of the Safety Officer to ask him about the left hand turn. Mr. Maggi asked if you were restricted by a right hand turn only, how would this affect

the business. Mr. Mancini brought up the Pride in Feeding Hills and how cars do not obey the signage and exit both directions. Mr. Maggi brought up the school children and school buses and that the intersection and area is already congested. Mr. LaPointe brought up that fact that there was a gas station at this location for years as well as a 50 room motel, with a lounge/dance hall in basement and all these generated traffic, in addition to the Dunkin' Donuts that used to be across the street, with Rocky's traffic present. Mr. Maggi suggested placing the Starbucks in the back. Mr. LaPointe stated that the Starbucks had requested to be in the front of the site. Mr. LaPointe stated when he comes to the next Zoning Board meeting he will have Scott Hesketh the traffic engineer as well as Dana Steele the civil engineer for the project and they will answer more of the traffic questions the Board may have. Mr. Ronghi asked if a letter could be sent to DOT to ask why the decision for Pride in Feeding Hills and the Main Street Rocky's were designed with no left turns and why this location can't be. And what constitutes the difference. Ms. Prouty stated she would look into sending a letter to the Safety Officer as well as Town Engineer, Michelle Chase to see if they think it is beneficial to ask the DOT about this.

Chairperson Prouty opened the meeting to the public.

Helen Marganti, 420 Main Street, who is in charge of the school crossing guards stated she was concerned about the Main Street side with the bikers and walkers. She stated on ½ days of school there is about 50 kids that will be passing this location and they would need to hire another crossing guard for safety issues.

Motion was made by Member Maggi and seconded by Member Geiger to continue the PUBLIC HEARING CONT.-Route 75/Main Street AGA, LLC-Case#2006-10 Main St.-Special Permit until the November 14, 2022 meeting. Prouty-yes, Maggi-yes, Geiger-yes.

B. PUBLIC HEARING CONT.-Route 75/Main Street AGA, LLC-Case#2007-23
Suffield St-Special Permit

Mr. LaPointe stated that a written request would be submitted to the Board to withdraw this request for a special permit.

Chairperson Prouty took agenda item E out of order.

E. Approval of Minutes-September 26, 2022

Motion was made to approve the regular and executive session minutes of September 26, 2022. Prouty-yes, Maggi-yes, Geiger-yes, Mancini-yes, Ronghi-yes.

Chairperson Prouty left the meeting at 7:05pm, Vice Chairman Maggi took over in her absence.

C. PUBLIC HEARING-Pride Operating, LLC-395 Main St. & Rear Main Street-
Case#2008-Special Permit

Rebecca Li, with R. Levesque & Associates was present for this agenda item. The proposed site

of the Pride is currently a vacant lot and formerly a gas station. The area was previously paved and the topography has a high point along Main Street. The west parcel is zoned Business-A, while the east parcel is zoned Business-B and Industrial. Ms. Li informed the Board that an Approval Not Required (ANR) had been filed with the Planning Board to combine the parcels and had been approved. The Pride will house a Subway, Chester's Chicken, as well as a Pride Kitchen, which will have the drive-thru. The drive-thru will be on the eastern side of the building and have two lanes, one is a by-pass lane, so cars can exit the drive-thru. Ms. Li stated they are two existing curb cuts that have been slightly modified according to a traffic study they completed. The fuel pump island will be to the west of building with parking throughout. Ms. Li stated they are asking for a 10 space parking reduction as allowed by the zoning by-laws. She stated there are a couple of different uses for the site, gasoline station, restaurant, retail, and a drive-thru. Ms. Li stated they are requesting the parking reduction to have enough parking spaces for all the different uses at this site. She said part of the 10 space relief was needed so they could demonstrate they had reserve, open spaces areas that would accommodate the difference in the required parking versus the provided parking. Ms. Li stated multiple iterations of site layout were completed to get more parking, but based on the geometry of the property it was not feasible. She went on to say there is two-way traffic all the way around the site except for the drive-thru lane which is one-way. They are proposing a brand new storm water management system with new catch basins at intermediate low points around the site, and all the run-off will be gathered in the new catch basins and sent to the new subsurface infiltration, located in between the building and the pump island. Ms. Li showed the Board the landscaping plan with shrubs, grass, and loam.

Mr. Maggi asked what questions the Planning Board asked. Ms. Li said there was a question about the reserved area, about the flow of traffic in and out of the site, and the direction of traffic. Ms. Li said there were modifying the curb cuts, and Planning Board wanted to make sure drivers could turn in both directions. Ms. Li also said that the Planning Board asked about the lip when entering and existing, and that the grading plan is the same elevation as the existing roadway. Mr. Maggi asked what questions the Conservation Commission had asked. Ms. Li stated they had a comment about the run-off from the site and roof run-off that goes to a subsurface infiltration system. She stated their output of post conditions of the 100 year flow would be greater than the pre. She stated they are actually decreasing the flow and a 100 year storm emergency overflow outlet would be in place. Mr. Ronghi questioned the amount of parking. Ms. Li stated the drive-thru only requires 25 spaces. She said they are proposing 39 spaces, with the reduction from 49 total spaces, which is allowed for in the Zoning by-laws. Mr. Hamilton Ramos, with Pride was present. He stated this was one true business, with more than one business inside, such as retail, restaurant, etc. and the requirements for parking come from this delineation. Ms. Li stated for the gas station there needs to be 2 parking spaces for each service bay or similar area, and 1 parking space for each employee. Ms. Li stated 1 parking space was needed for each employee there will be a maximum of 2 employees in the store at all times, so a space would need to be provided for each of them. Retail sales 1-1/2 parking spaces for each 200 sq. ft. of gross leasing area up to 10,000 sq. ft. Ms. Li stated 2,100 sq. ft. of the store was dedicated to retail sales and 16 spots were required. Mr. Maggi asked if they had received permission from Mass DOT for change of use. Ms. Li stated not as of yet, but that is something they were working on. Mr. Maggi asked about the fueling island and how many bays there would be. Ms. Li stated 4, with two gas pumps on each side. Mr. Maggi asked what the square footage of the store was. Ms. Li stated 4,550 sq. ft. Mr. Maggi asked if the old oil tanks had been removed from the location. Ms. Li stated yes.

Mr. Maggi opened the meeting for public comment.

Deborah Maynard, 420 Main Street, asked what the hours of operation would be. Mr. Ramos stated it would be 24 hours. Ms. Maynard then asked about the lighting and what disturbance that may cause. Ms. Li stated they used a third party company to do a study on the light that is portrayed past the property lines, specifically Main Street, and the photometric plan shows this at almost 0 and does not extend past the shoulder of Main Street. Ms. Maynard also asked if the traffic will be able to travel both directions. Ms. Li there are multiple ways to get out of the parking lot, and that it is only one-way where the drive-thru exists, but the drive-thru does have a by-pass lane.

Anthony Verteramo, 167 Meadowbrook Road and owner of 411 Main Street asked about the water and sewer connections, labeled as Mead Street and stated that was on his property. Ms. Li said it was recommended by the Water Department to tie in at this location. Ms. Li stated based on feedback from Engineering and DPW they want confirmation if this is a paper street or discontinued. Ms. Li stated they have not gotten a definitive answer at this point. If no agreement can be made, they will have to tie into Main Street.

Motion was made by Mr. Aldo and seconded by Geiger to continue the PUBLIC HEARING-Pride Operating, LLC-395 Main St & Rear Main Street-Case#2008-Special Permit. Maggi-yes, Geiger-yes, Mancini-yes, Ronghi-yes.

D. Any other matter that may legally come before the Zoning Board of Appeals.

There were not items.

Motion was made by Mr. Ronghi and seconded by Mr. Geiger to adjourn the meeting. Maggi-yes, Geiger-yes, Mancini-yes, Ronghi-yes

The meeting adjourned at 7:45pm.

Submitted by skk