



## **PUBLIC HEARINGS**

### Site Plan Review - Blouin, 14-18 Myrtle Ave., parking relief, split into a 3-unit & 4-unit (cont'd from 6/1/21)

Present: Matt Blouin, Myrtle Realty Trust, property owner & Mike Marino, Cabo Consult.

Plan revised 6/2/21 reflecting modifications as discussed at 6/1/21 meeting reviewed. Parking spaces now meet 3-foot setback, landscaping added, retaining wall relocated.

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

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to Approve the Site Plan.

Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes.

Caron: Yes. Vote 7-0 in favor.

Timeline? Matt: Plans on starting site work on Friday.

## **ANR PLANS**

### 14-18 Myrtle Ave., Myrtle Realty Trust

Revised "ANR" plan depicted the proposed split of this parcel into two lots, reviewed.

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.

### Scenic Road Act/ Public Shade Tree Act (Joint Hearing w/ Tree Warden) McIntire Rd., repaving

Present: Gary Withington, DPW Tree Warden, Nick Erickson, DPW-Engineering.

In preparation for summer paving projects, 16 trees on Alpine Rd., several on Ashburnham Hill Rd. & Williams Rd. are proposed to be removed because they are dead or diseased. All three streets have been designated as a "Scenic Road" by the City Council. All trees are marked with a white "X".

DPW has a contract with Flagg Tree for tree trimming & removal.

Board comments: Will tree stumps be ground? Not right away, but Gary will try to get to them prior to paving.

Nick E: Stormwater management improvements and tree removal area being paid for out of DPW's stormwater account. Road width stays the same, but DPW will dig out & remove the silt and street sand that has accumulated over the years on the shoulders of the road because it interferes with drainage.

Paving projects on these three roads must be in coordination with Until gas line work and take place after school year ends. Unutil work starts week of 6/14, paving estimated to start mid-July.

Public comment: None.

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

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to Approve the proposed tree removal under the Public Shade Tree Act.

Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes.

Caron: Yes. Vote 7-0 in favor. Gary Withington also in favor.

### Special Permit - Christmas, 35 Columbus St. (fmr. St. Joseph's School) - 27 1-BR units (cont'd from 5/11)

Hearing opened. Present: Justin McCarty & Larry Greene, McCarty Engineering.

Justin reviewed revisions that will be made to plan based on Dept. comments, particularly in DPW's 5/10/21 review letter. Water Quality Unit will be added to the stormwater system.

Nick Erickson, DPW: DPW will need revised stormwater management plan and calculations.

Board comments

Suggested ornamental metal fencing at SE corner of Clarendon & Columbus Streets, there is a significant drop-off.

Mr. Fontaine: Was there a per-unit contribution toward off-site improvements in the 2010 Special Permit? No.

Public comments: None

Ms. Caron: Does Board need more information in order to vote?

Agreed: Board comfortable with voting tonight.

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

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

- Submit revised stormwater management plan & calculations.
- Satisfactorily address Department comments raised, including sidewalk improvements along Woodland.
- Black cast aluminum fence to be installed at corner of Columbus and Clarendon.
- Add curb stops in parking lot for spaces abutting building.

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

#### Special Permit & Site Plan Review - Cibao Market & take-out restaurant, 1109 Main St.

Hearing opened. Present: Bill Lorigan, Lorigan Architects. Applicant not present.

The existing 43' x 31' structure is proposed to be a relocated Cibao Market, which is currently located at 1151 Main St. A 40' x 31' addition will be added on the left side of 1109 Main. It will be a carry-out restaurant (no seating) under the same management. Total size approx. 1,650 sq. ft.

Employees: 3-4 at the market, more at the take out. Future plans for the 1151 Main St. building TBD.

The 1109 Main parcel is in different ownership than the 1125 & 1151 Main parcels. Access is shared between the parcels, but applicant doesn't want to have a formal easement on the property.

Bill proposes to widen the existing curb cut for 1109 Main from 15' 9" to 20'.

New CMU (Concrete Masonry Unit) wall to be installed on existing bldg., facade and new roof to match design of existing structure. 16 parking spaces to be provided, including spaces to the rear of the building, some of which will be for employees. Black vinyl coated chain link fencing will be installed at the rear of site along Goddard St. The addition will be the same style & have same roofline as the existing structure, building will get a new coat of paint. There will be two wall signs.

Nick Erickson, DPW: When widening curb cut remove the entire concrete sidewalk panel & re-pour concrete to match. Water Dept. will require upgrades to the water line. Wastewater will require an external grease trap for the restaurant use. Also, they'll require that existing sewer connection be CCTV'd to check its condition.

Board comments:

Board suggested updating the landscape plans to provide low growth shrubs on the corner of Main & Chestnut corner. Mr. Capodagli: Site & bldg. is an eyesore & needs to be upgraded.

Suggested that the white building to the rear of 1109 Main be painted.

Suggested - have physical separation between the two parcels to define each site?

Bill: Can't have a barrier due to an existing drainage easement.

Public comment: None.

Motion made & seconded close the hearing. Vote in favor.

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

- Provide landscaping strip at corner and extending up Chestnut St., as well as along Main St. frontage.
- Address comments raised by Depts.
- White building to the rear of 1109 Main to be painted.
- Add "One-Way" signage (i.e. not an exit).
- Upgrade fence along top of wall (black vinyl coated or decorative).
- Employee parking to be at upper lot.
- Repave and stripe parking lot.

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

Site Plan Review - 136 Falulah St. - City Line Paving, construction yard

Hearing opened. Present: Chris Anderson, Hannigan Engineering. Applicant not present. Chris presented plan for a 7,000 sq. ft. prefab metal building with five garage bays to be used as storage for City Lines's equipment & vehicles. No construction materials to be stored outside. City Line has another location on Garland St. The two existing structures on parcel will be demolished. Will also needs a Special Permit from ZBA for the use. Building will tie into existing sewer & water. Drainage: Roof will be pitched toward rear, stone lined trench to be installed to the rear of the building to handle stormwater. Site has sandy soils and will infiltrate. Plantings to be installed to screen the abutting residential use to the south.

DPW comments: Existing catchbasin on site silted up, it must be cleaned. Internal floor drain must be installed with an MDC trap to remove oils & grit.

Public comment: None.

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

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to Approve the Site Plan with conditions:

- Address comments raised by Depts.
- Submit building elevations for Planning Board's review & approval.

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

Special Permit & Site Plan Review - City Storage, 0 Lancaster Rd., 7-unit multifamily development

Hearing opened. Present: Greg Roy, Dillis & Roy Civil Design Group. Dick Lambert, City Storage owner was unable to attend. Greg presented plan. Parcel is a 33,369 sq. ft. lot (0.77 acres) that was split from the adjacent City Storage lot via an ANR plan in 2019. Property slopes down to the north toward the City Storage building. After an initial review of a plan showing four duplexes by the Economic Development Task Force the density has been pared down to two duplexes separated by a triplex, as shown on plan dated 5/25/21. Units are a two-story, townhouse style.

Due to steep slope at rear of site they'll will need an engineer retaining wall designed by a structural P.E. An underground stormwater recharge system is proposed.

Board comments: Several members commented that the 7-unit proposal too dense for what is predominantly a single-family neighborhood abutting the RA district. Concerns mentioned over the limited and setbacks between buildings & abutting parcels, the narrow width of road and the potential for on-street parking issues. Applicant should consider 2 to 3 single-family lots with setbacks to match the abutting RA district.

Dept. comments: Nick Erickson, DPW: Proposed retaining wall won't be visible from Lancaster St. but will be from Water St., which is a Gateway to the city. Could the face of the wall could have a stone veneer? Driveway for units 6 & 7 are within 50 ft. of an intersection which doesn't meet City Code. Part of all the proposed driveways extend into the street layout.

Public comments:

Sam Erhabai, 96 Lancaster St.: Lancaster is a very narrow road, there will be problems with off-street parking, esp. in the winter.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to continue the hearing to the July meeting.

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

Special Permit & Site Plan Review - ASG Dream Flip, LLC, 0 Beech St., 20-unit PUD

Hearing opened. Present Pat McCarty, Justin Leclair, McCarty Engineering.

Site is the same parcel for which the board had issued a Special Permit (#2007-10) for a 16-unit PUD. Work never started on that project. New property owner is proposing 20 units in two rows of 9-unit townhouse-style and one duplex.

Access is via 40 ft. frontage on Beech St. between #267 & 277 Beech. Parcel also has some frontage on Martel St. but only utility connections planned, no vehicular access planned. Developer plans to sell as condominiums, there will be a homeowners association.

Board comment:

Ms. Caron: The parcel lacks 50 ft. frontage, which is minimum req'd in RC district. Will need Variance. Also will need waiver from the 50-ft. buffer from perimeter of property, per new Multifamily section of Ordinance.

Mr. Fontaine: Baseline starting point should be a maximum of 16 units, as was approved in 2007. The buffer from property line should be no less than what was in the previous plan.

Ms. Koeck: Need to break up the barracks look of the development, the 2007 plan has groups of four attached units.

Mr. Capodagli: The 2007 plan had more merit. Access to open space areas need to be re-visited and addressed.

Dept. Comments:

Nick Erickson, DPW: Water Dept. wants six-inch water service looped via Martel & Daniels St.

Since Beech St. was just repaved and new concrete sidewalks installed there's a moratorium on cutting into the street. Water & sewer connection will have to be via Martel. Suggested relocating construction access thru city-owned parcel out to Daniels St. Wastewater connection fees noted. "Legion St." noted on plan is a private paper street.

Public comment:

Mr. Blake, owner 21 Martel St. is concerned about not losing the parking spaces for their 6-unit bldg. The new owner of this 0 Beech St. parcel had told him that that area may be fenced off and he would lose the spaces.

Tom Crowley, 30 Pratt St: The area where units 19/20 are proposed is wet, often has standing water. He's concerned about Fire protection to site. Justin: All units will be sprinklered.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to continue to the hearing to the July meeting. Vote in favor.

## **OTHER BUSINESS**

### Game On Fitchburg - update

Board reviewed items in a June 7 email from Peter Sangermano: Underground electric is being installed in Game On Way. Sign at Westminster St. & Industrial Rd will be removed & new sign installed in next few weeks. Google Maps now directs patrons thru Industrial Rd. to site. June & July event calendars submitted, use of fields slows down during the summer.

Mary Ellen Cushing, Victoria Lane upset that no notice given to areas residents about street being blocked off for utility improvements.

## **COMMUNICATIONS**

Noted that the 14 Highland Ave. applicant has requested to Withdraw application.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to Accept the request to Withdraw Without Prejudice. Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 7-0 in favor.

### Meeting Minutes

Action deferred until next month.

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned: 10:00 p.m.

Next meeting: July 13, 2021