

PLANNING BOARD MEETING MINUTES

JANUARY 12, 2017

PRESENT: Daniel Doucette, Stephen Strojny, Vincent Michienzi, Joe Agrillo, Robert Gendron, William Grant, Elmer Clegg

Absent: John Howarth and Louis Gallo

STAFF: Coreen Moore, Town Planner

PUBLIC: Marian Parsons, Joan Deveny, Frances Devany, Tina Pratt, Todd Reeves, James Mulvey, Scott Drago, and other members of the public.

Tracy Sullivan, Recording Secretary

Chairman Doucette called the meeting to order at 7:00 pm.

Chairman Doucette is the Planning Board reviewer for Cumberland Farms therefore the gavel was passed to Vice Chair Mr. Strojny to chair tonight's meeting.

Minutes of 12.1.16: Mr. Grant made a MOTION to approve, SECONDED by Mr. Michienzi. VOTE: approved by unanimous vote.

Informal Discussion:

431 Scenic Highway. Ground mounted solar array. Petitioner not present, requested a continuance. On a MOTION by Mr. Gendron seconded by Mr. Clegg it was moved to continue the discussion to a future date, to be announced, VOTE: approved by unanimous vote.

Public Hearing for Cumberland Farms Site Plan Review/Special Permit #06-2016: Continued from 12/1/2016. 4& 6 MacArthur Blvd. Cumberland Farms, for retail store with drive-thru and gasoline sales/canopy.

Acting Chair Strojny asked Attorney Troyer to present the revisions since last meeting, addressing the prior main concern of the exit back onto the rotary.

Attorney Troyer presented the revisions, stating that the existing 7300 sq. ft. site has structures of which has two buildings, a gas station and ATM. Currently there is no traffic mitigation, two curb cuts exists to and from the rotary, no landscaping and no storm water drainage. He also stated that in the past Cumberland Farms and the Town has built sound projects which have been beneficial for both of them as well as keeping the abutters in mind. Cumberland Farms wants a top notch property on this site. Cumberland Farms has professional people to inform and listen to the Board and the opinion of the public. We have combined the two curb cuts into one which will minimize the impact of the traffic into the rotary. Attorney Troyer conveyed that tax revenue will go up and create 30-40 jobs.

Tarjia McGrail (Applicant's Engineer) discussed the major revisions to plan, they have added a new channelized island to delineate the entrance and exit using directional markings, rumble strips and stop

signs. They have also coordinated with the owner of Lobster Mart to relocate and shift the access lane, so it is centered closer to the Lobster Mart. Other changes include: removal of the drive thru, larger aisles, 18 ft. to 24 ft., relocate dumpster, changes would allow for 9 extra parking spaces. The retaining wall will be increased to 15 ft. and the canopy will increase 6 ft., to allow access around pumps. Lighting and landscape has been changed to accommodate revisions.

Gary McNaughton-McMahon Associates (Traffic Engineer) presented a memo, which outlines an improved approach to the trip generators. A safer design with the increased traffic. The square footage of the building was used to determine the traffic numbers and were based on actual retail space and not total gross square footage.

The site has been redesigned by moving the entrance and exit further south on MacArthur Boulevard. The traffic circulation including internal circulation has been reviewed and revised. We have had conversations with Mass DOT and they prefer the "Delta" design. Trip generation numbers went from 113 to 66 per peak hour, which are conservative.

Mr. Agrillo questioned the traffic generation numbers presented and stated his concern about the conflict between Trowbridge Road and the access off the rotary. He asked if Mass DOT can send a letter approval or support for the presented design. **Gary Mc Naughton** said that Mass DOT does not issue letters of support or approval before the Town process is complete. He added that most visitors to the site will be "passers by" and are not additional traffic.

Mr. Gendron questioned the size of the building versus the retail space used in traffic numbers, why the difference from previous calculations?

Mr. Clegg questioned size of building, the current station has 5 pumps with diesel, the number of pumps would double to 10. He stated that the re-entry into rotary is of utmost importance, this is not a village sized store. The primary use will be the gasoline sales and we shouldn't disregard the doubling of the number of pumps. There will be a 50% increase of number cars into the rotary, he feels there should not be any increase.

Mr. Doucette said the increase includes 38 peak hour entering and exiting for a total of 76 trips.

Mr. Michienzi also questioned the number of increased trips, and stated that we do not need this store here.

Mr. Grant questioned why new retail store was necessary to improve the curb cuts, why not improve the curb cuts with your existing 1400 sq. ft. store versus expanding to an 8,000 sq. ft. store.

Acting Chairman Mr. Strojny Expressed his concern with the traffic, however likes the project. He spoke about the U-turn approximate 3/4 of mile down MacArthur Blvd. - feels that the exit on to MacArthur Boulevard is the best and safest for customers and Cumberland Farms. He would like to see a Chamber of Commerce kiosk on site, likes the tax revenue that it would bring to town, and the new jobs. The access on the rotary should be exclusive for Lobster Mart. He reiterated Mr. Michienzi's remarks from prior meeting that they only have one chance to do this right.

Mr. Doucette In prior discussions with the Town, it was suggested that Cumberland Farms should increase the size of their property to spread out the intensity of the small property. We should look at the whole region and number of new projects in the area both commercial and residential, benefits are going to towns further down Route 28.

Mr. Clegg Re-entry into the rotary is an issue, this could be a win, win solution. There may be another solution, maybe an exit on to Trowbridge Road at the SW end of the hotel's property if an agreement can be made with hotel's owner.

Mr. Agrillo Stated that the lowest risk of collision is during the height peak hour because people are crawling along, compared to mid traffic peak when people are moving faster, higher risk of collision. I agree with Mr. Clegg.

Mr. Michienzi Said that the hotels septic is located in back of property therefore a drive way to Trowbridge Road is not feasible.

Mr. Clegg People should consider the number of large employers in the area, removing the drive-thru is a disservice for the working people in the area.

Public Comments

Mrs. Parsons: Read her son's (Richard parsons) email in to the record which included an old application from Cumberland Farms from 1990, asked that the board read the entire email. Feels this will be a "super store" as well as a truck stop.

Mr. Mulvey: Asked what the peak is usage fuel would be put out, what size are the fuel tanks. He feels that the tankers entering the rotary is an issue.

Chris Farrell: Stated that the rotary needs to be replaced and asked if we are never going to build anything because of traffic? Feels the town is being held hostage because of Mass DOT, everyone made good points, but we need this.

Mr. Agrillo: asked Mr. Farrell how he would vote.

Chris Farrell: responded he would support it.

Mr. Clegg: Wishes we could find an alternative solution other than coming into the rotary.

Attorney Troyer closing: We have looked at many other options, our P & S is running out. This is all about access to the rotary, we are eliminating an access. Both your engineer and our engineers has said this impact is minimal, eliminating both accesses is not feasible or reasonable.

Mr. Clegg: Responded, another alternative - we could block off access and you could come back with a smaller project.

Acting Chair Mr. Strojny suggested that the approval could have a condition with no access onto rotary.

On a MOTION by Mr. Doucette SECONDED by Mr. Agrillo, it was moved to APPROVE Cumberland Farms as revised, based on the following findings and discussions of the Planning Board.

1. Site Plan/Special Permit #06-2016 under the Zoning Bylaw Sections 1230, 1330. 20, 3340, and 4500 to raze the existing buildings and construct a new 8,151 square foot convenience store with a drive thru and self-service gasoline sales, on the property located 4 & 6 MacArthur Blvd, in a B-2 Zoning District, and
2. A Special Permit under Section 3340 for an alternative egress configuration on the proerty located 4 & 6 MacArthur Blvd, in a B-2 Zoning District
3. The alternative to the landscaping requirements according to Section 3511 – number of

plantings for the interior parking area from the required (one) 1 tree and four (4) shrubs for every 1500 sq. ft. of interior parking area, to six (6) trees and ninety-four (94) shrubs for the interior parking area, (being deficient by 36 trees and 88 shrubs).

The MOTION was amended by Mr. Strojny, SECONDED by Mr. Agrillo to include a condition to prohibit vehicles from reentering onto the rotary, all vehicles must exit the site via MacArthur Boulevard.

The following conditions were included in the Motion:

1. Vehicles are prohibited from exiting back onto the Bourne Rotary, must exit site via MacArthur Boulevard.
2. The drive thru has been approved.
3. Project must meet all requirements of the Bourne Fire Department including the installation of a fire alarm system, fire suppression system and knox box.
4. Landscaping must be maintained according to the approved plan.
5. Before and occupancy permit is issued: An as-built site plan is required, a copy of the Notice of Intent for disturbance of greater than one acre shall be submitted, light overspill shall be maintained, any changes must be approved by the Planning Board.
6. Before a building permit is issued a copy of the MassDOT curb cut approval shall be submitted.

The Roll call VOTE was as follows:

Mr. Clegg	Yes	Mr. Doucette	Yes	Acting Chair Mr. Strojny	Yes
Mr. Grant	Yes	Mr. Michienzi	No		
Mr. Agrillo	Yes	Mr. Gendron	Yes		

Motion passes 6 to 1

Design Review Committee Appointments

Ms. Moore stated that the Design Review Committee is looking for members, please send your applications to the DCR Board at town hall. It was asked if Planning Board member can apply, Ms. Moore said she did not see anything to preclude it.

Mr. Clegg made a MOTION to adjourn, seconded by Acting Chair Mr. Strojny with all in favor. With no further business before the board, the meeting was adjourned at 9:15 pm.

Respectfully submitted,
Tracy Sullivan
Coreen Moore