

## PLANNING BOARD MEETING MINUTES

September 28, 2017

**PRESENT:** Elmer Clegg, Steven Strojny, Jeanne Azarovitz, Daniel Doucette, Robert Gendron, William Grant, Sandra Goldstein

**ABSENT:** Elizabeth Brown, Lou Gallo

**STAFF:** **Coreen Moore**, Jennifer Copeland

**PUBLIC:** Jim Mulvey, Michael Rausch, Paul Gately, Brent Narkowicz, Paul Carlson, Judy LeBlanc, Irene Carbone, Mac Lachlan, Charles O'Brien, Ryan Correia, John McLaughlin

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Ann Gutterson, Recording Secretary

Chairman Clegg called the meeting to order at 8:00pm.

Minutes of 9/14/17: Minutes are not ready, so we won't take any action.

1. **Public Hearing for Site Plan Review/Special Permit #07-2017:** Cont'd from 8/10/17.  
5 & 7 Commerce Park Dr. Kent Properties LLC. Demolish building and replace with office/storage building with increased impervious surface to 51.2% in a Water Resource District.  
Mr. Doucette: Still need some information to make it complete. MOTION to continue to 10/12/17. All time constraints have been waived. The MOTION was seconded by Mr. Grant with all in favor.
2. **Public Hearing for Site Plan Review/Special Permit #08-2017:** 13 Kendall Ct. CALAMAR Enterprises. For a 120 unit over 55 apartment building.  
Brent Narkowicz, Paul Carlson of Inside Engineering.  
Brent: Calamar is a development company and contracting company that do hotels, industrial buildings and senior housing. The senior housing is the only thing we keep and manage. The apartments are market rate, age restricted, built owned and operated by Calamar. Home office is in Wheatfield NY, we have an office in MA and have been in New England for three years. We have three facilities in NH and like to open at 30% capacity with 95% being our max. We look for communities with a minimum of 5,000 households with one person being 62+. The average age of our customer is 73. There are no meal or medical services onsite. There is a catering kitchen for events or if a resident wants to have a party. We have one-story garages for rent and a sidewalk all around the facility. All units have either a patio or deck. The building will be 3-story, wood frame construction. We meet all the requirements of the GIZ for landscaping and aren't asking for any waivers. Deciduous trees that get to 30' high will be buffer plantings. There will be bioretention areas, ornamental grasses. Eventually you won't know it's a drainage area. The walkway to Main St. will be landscaped heavily with low balustrade lighting. We originally proposed a serpentine shape, Design Review wanted a straight walk with a widening in the center (courtyard), where we'll put a bench. Deciduous and evergreen trees to the abutters.  
  
Paul: All zoning requirements are met. 132 spaces are required, we have 161. Currently working with the Fire Chief, a turning vehicle plan has been submitted. Utilities will be off Kendall Ct and are underground. Drainage is designed for a 25 year storm event. Underground infiltration units

adjacent to all paved areas. Utilize the grass and swales then discharge off-site a little. We are in a flood zone so will be filling the site by 7', that's why going to Conservation.

Brent: We aren't asking for any variances or waivers. We agreed to have 12 units as affordable for the Affordable Housing requirement.

Mr. Strojny: A great presentation, explained clearly what you're doing. My concerns are the stormwater and drainage.

Coreen: We received a revised easement plan. The road drainage has been altered also. I suggest peer review. It's a private road and will be ok as long as it stays private. Drainage: Step wall is close to the property line with the Perry Ave abutter. How will you protect/prevent erosion during construction? Look at that with peer review. The Detail sheet is lacking some information and looks like some notes are missing. There are a couple things that are outstanding with the overall development that needs to be done so it doesn't hold you up for permitting.

Brent: The admin stuff is easy, we'll get it together. The wall is a 2:1 slope. By terracing it brings it back more on site. Will come up with a plan that satisfies everybody. Drainage: Across the street there are two new areas for street runoff. The amount of water hasn't really changed, just shifted where they're going to be handled. We're taking some from the roadway.

Coreen: Is the electric underground?

Brent: Yes. Eversource won't talk to us until we get an approved plan from you.

Coreen: My suggestion is to use the same consultant that did the other peer reviews. This will be a combined review for us and Conservation.

Mr. Strojny: Will the walkway be private? Gated? Posted hours?

Brent: Privately owned, no intention to have it gated or posted hours. Great to have access to Main St. We understand the public can come on our property. We have security cameras.

Chairman Clegg: Will there be benches or amenities inviting to the people walking on Main St?

Brent: There might be a bench in the center.

Mr. Strojny: Kendall Court is not an approved name by the Town yet.

Mr. Doucette: The walkway to the parking lot with no connection to the other side.

Brent: We'll have a 5'-6' wide crosswalk that isn't shown on the plan. The road has a sidewalk on the hotel side. We can work with Ryan on crosswalks at the handicap access points.

Mr. Grant: Traffic impact, do we get involved with that?

Chairman Clegg: We should look as far out as long as this will be in business.

Mr. Grant: Is the intent that some traffic will go west on Kendall, through Perry Ave and Keystone. Will there be a need for a traffic light? Start looking at this now.

Coreen: I think we missed this on the subdivision. Need to get some traffic numbers. Can post signs; neighborhood traffic only, no left/right turn. Not enough trips for a light. Maybe have the CCC run us some numbers, not an actual study. Even though Main St. is a town road, the state still weighs in on traffic lights. If we have to institute a traffic study, then need to look at who pays for it, etc.

Chairman Clegg: 100 rooms in the hotel, 120 1-2 bedroom apartments, town hall. I believe it should have been addressed earlier and not put off any longer. Uncertain on this 15 acre tract. Ryan sold off 2+ acres for the hotel, and I assume there is a P&S for this. Still a significant part and who is responsible if deemed necessary?

Coreen: When the GIZ was put in place, we did some projections and a downtown action plan. I'll look at those projections and resolves. We didn't build mitigation in the GIZ. There is a bylaw but never did the base work to do that bylaw. Need to have a conversation with the CCC. They're amending the GIZ regulations as part of the RPP. Need to start thinking about it. Can't put all on one project. Restaurant/retail is usually higher than residential and hotel. We you get the GIZ, you're saying you have the infrastructure in place.

Mr. Strojny to Brent: Do you have research on traffic trips/flow?

Brent: Yes. We hired an engineering firm to do our counts on all our properties. Peak times is 4-8 trips generally. We'll provide the data we have.

Ms. Goldstein: Looking at the whole area, coming on Main St is an issue. Extreme development on Perry Ave. will impact the already difficult to navigate rotary and this will be impacted by the rotary. That rotary, go to Petco, Starbucks, make sure in the right lane, it's tough. Serious issue there. It's unplanned and outdated and doesn't fit what you're trying to do.

Chairman Clegg: I agree it's true. Can you relate it back to the development we're talking about?

Ms. Goldstein: Months ago they came to us informally. They don't go out at peak times and don't contribute to it.

Brent: I won't speak to the rotary.

Chairman Clegg: Limit our focus to Perry and Keystone. Others are addressing Belmont Rotary.

Jim Mulvey: Can't be looked upon as isolated. Main St, Perry Ave, Everett Rd, Old Bridge Rd, Keystone road. What's the max traffic flow anticipated, hours of max use? What direction are you using? Is the town deficient in not having prepared for this situation?

Brent: My documentation will relate to that.

Mr. Grant: Any thought on making the road public?

Ryan Correia: Our plan is to turn the road over to the Town if they agree to it.

Chairman Clegg: The fill on the lot is to meet FEMA regulations?

Brent: Similar to the hotel. Need to get to an elevation to get out of the flood zone. Will have 9'-11.5' grades. Slope out and down from the building. Kendall Ct is raised as well.

Coreen: The step wall is preferred over a grade, trees, more buffer. Once constructed no erosion issue, it's just during construction.

Brent: The wall will be 5-7' off the property line. The windows will be hurricane rated, siding will have a certain nailing pattern depending on what wind zone it's in. Vinyl and some cedar.

Ms. Goldstein: Are generators required, will they run the elevators?

Brent: For an emergency lighting system and the two elevators. A mix of apartments: 30 1 bed/1 bath, 48 2 bed/1 bath, 42 2 bed/2 bath.

Chairman Clegg: 16,800 gallons of wastewater, has that been allocated?

Ryan: yes.

Brent: A flow analysis was provided to Mr. Correia.

Chairman Clegg: The residential abutters on Perry Ave; other than the wall, what other special consideration have you made to help protect their privacy?

Brent: Landscape buffering: 2 tiered wall and 2 tiered landscape buffer. Deciduous and evergreen and low growing material. Eventually a solid evergreen wall on top, deciduous on the ground level. The wall will be segmented. Evergreens – black spruce, white pines

Ms. Azarovitz: How do those hold with the salt spray?

Brent: We took that into account and went with salt tolerant species. Open to other suggestions as well.

Chairman Clegg: It's a critical area. Developing in a part of town with residential structures.

Brent: Want it long lasting and not over bearing. A good shield buffer with evergreens and inviting/appealing deciduous for the owners.

Chairman Clegg: I'd like Ms. Azarovitz to look it over and make any recommendations on the trees.

Ms. Goldstein: Will it affect the sun/shade for them/what they're used to?

Brent: Mostly deciduous forest there now with 75'-80' tall trees. The building will be 33'. Things won't be as high as what's there now.

Paul: There is a 24' aisle around all sides of the building. One part is 18' on the northwest side.

Coreen: Why is the 18' section not paved?

Paul: More graveled area is mostly for emergency access.

Brent: We like to have more green space than paved space. The blocks are more porous and provides green space and suits emergency access vehicles.

Coreen: People are going to drive on it.

Brent: yes, it's still a transversable way.

Paul: It just allows more pervious into the ground.

Coreen: Eventually it will become impervious.

Brent: It doesn't affect the storm drainage, easier if paved.

Coreen: So small I think it will be treated like other areas, recommend all bituminous.

Mr. Strojny: I'm fine with that.

John McLaughlin, 19 Perry Ave: I have concerns about the retention pond, looks like there will be standing water.

Paul: The intent is to meet the MA DEP regulations. Water will be there not greater than 72 hours. An overflow to direct water to the south during storms.

John: But the base is raised.

Paul: Yes, to allow stormwater to enter into these facilities. The raised 6" allows sediments and pollutants to settle so the water is clean before going into the ground.

John: What if the water stays there longer? It should be closer to your business than my house. Is there any way to exchange these areas?

Paul: Underground infiltration has to be where it is under the driveway. Wouldn't be able to have the open space it needs for the retention area. Will discharge into the underground area.

John: I'm concerned about standing water, mosquitos, etc.

Brent: We can look at it. With the plant material you wouldn't see the water. Can fill the open lawn area with more buffer materials so you wouldn't even see the pond.

John: the stepping down of the wall. Looks like going down and pitching towards our cottage. I have no problem with the wall.

Brent: The grades tie into the wall.

John: The retention area will be higher than my grade. Maybe a dome shaped weir. I'd rather no standing water when I put them in. My pool is vinyl lined and there was no standing water when I put it in.

Brent: We can't increase the water going onto abutting properties. It's all pitching toward the stormwater retention areas.

John: Would like evergreen at the base of the wall as well.

Brent: We want to make sure it doesn't grow onto your property.

John: When do you expect it to be fully grown?

Brent: Will use 6'-8' plants to start. Could take 15 years to get to a 25' height. Cone of vision changes depending on where you are on the property.

John: Will there be any subleasing?

Brent: No.

John: Traffic on weekends on Main St. is gridlocked. Speeding going down Perry Ave/Everett/Old Bridge. Don't think it'll be do different in the immediate, but think need a traffic plan. My main concerns are: Standing water, pool – elevation grades and looking at the wall in the winter.

Brent: Stormwater is to DEP standards. Take a detention basin, let out at a regulated amount. Overflow up 2-3' bioretention, weirs, standing water is greatly reduced.

Ms. Goldstein: Regarding the pool, is there any way your engineers can double check that area and give him a definitive answer?

Brent: We can provide more detail. We're confident our plan will do that.

Ms. Goldstein: All need maintenance. You're providing for maintenance on all your areas?

Mr. Strojny: An O&M plan has already been submitted. Have done hard work, willingness to accommodate. MOTION to continue to 10/12/17. The MOTION was seconded by Ms. Azarovitz with all in favor.

Mr. Strojny made a MOTION to adjourn. The MOTION was seconded by Ms. Azarovitz with all in favor.

With no further business before the Board, the meeting was adjourned at 10:05pm.

Respectfully submitted,  
Ann Gutterson