

**PLANNING BOARD  
MEETING MINUTES  
JUNE 7, 2021**

**PRESENT:** Jeanne Azarovitz, Elizabeth Brown, John Carroll, Elmer Clegg, Daniel Doucette, Christopher Farrell, Louis Gallo, Sandra Goldstein, David O'Connor

**STAFF:** Coreen Moore, Jennifer Copeland

**ALSO PRESENT:** Doug Troyer, Robert Troy, Glenn Cannon

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Chairman Doucette called the meeting to order at 5:40pm.

Cumberland Farms team present:

- Douglas Troyer, Attorney
- Gary McNaughton, P.E. McMahon Transportation Engineers
- Tarja McGrail, Coastal Engineering

Mr. Troyer noted that this was an informal proposal to explore a potential new way to move the project forward.

Ms. McGrail presented the conceptual site plan proposal on Dwg. C-4 dated 3.18.21.

Other sheets in package were Dwg 4.0 Site Layout - Rev 6 dated 1.5.17 (*PB approved plan*) and 2.0 Existing Conditions Plan, 5.10.16. *Reduced plans C-4 and 4.0 are appended at bottom.*

Notable changes include:

- Parking increased from 54 to 71 spaces
- New by-pass lane and two drive-thru lanes at rear of store(s)
- Dumpster area enlarged
- Loading zone moved to dumpster area
- New retaining wall at rear
- Canopy, fuel pump layout unchanged
- Fuel storage tanks moved to north end of canopy under landscaped area
- Landscaping at site of former Lobster Pot site
- Entry only from rotary - exit only onto MacArthur Blvd

Mr. Troy: C-4 is a revision of the PB-approved site plan (4.0). Will there be an exit onto Trowbridge Rd?

Mr. Troyer: There are no plans to purchase All Seasons (motel) property and the owner did not want to grant a driveway easement. Aside from the gas station property that CF currently owns, there are three properties that make up the moving parts:

- CF has P&S agreement with the adjacent run-down properties on MacArthur Blvd (to south)
- CF has P&S with Lobster Pot owner – contingent on securing permitting
- All Seasons motel might be available

Mr. Clegg: Has the building floor area changed?

Mr. Troyer: A slight increase – approved plan has 8,151 SF. Plan C-4 has 8,250 SF

- CF Store: 6250 SF
- Store #2: 1450 SF maybe smaller food service
- #3 use: 550 SF

Mr. Gallo: Do you expect MassDOT will require acceleration lane on MacArthur Blvd? Mr. Troyer: No.

Mr. Gallo: Will your landscaping at rear prevent auto headlights from falling on Sandy Lane neighbors?

Mr. Troyer: Landscape design is still in the future.

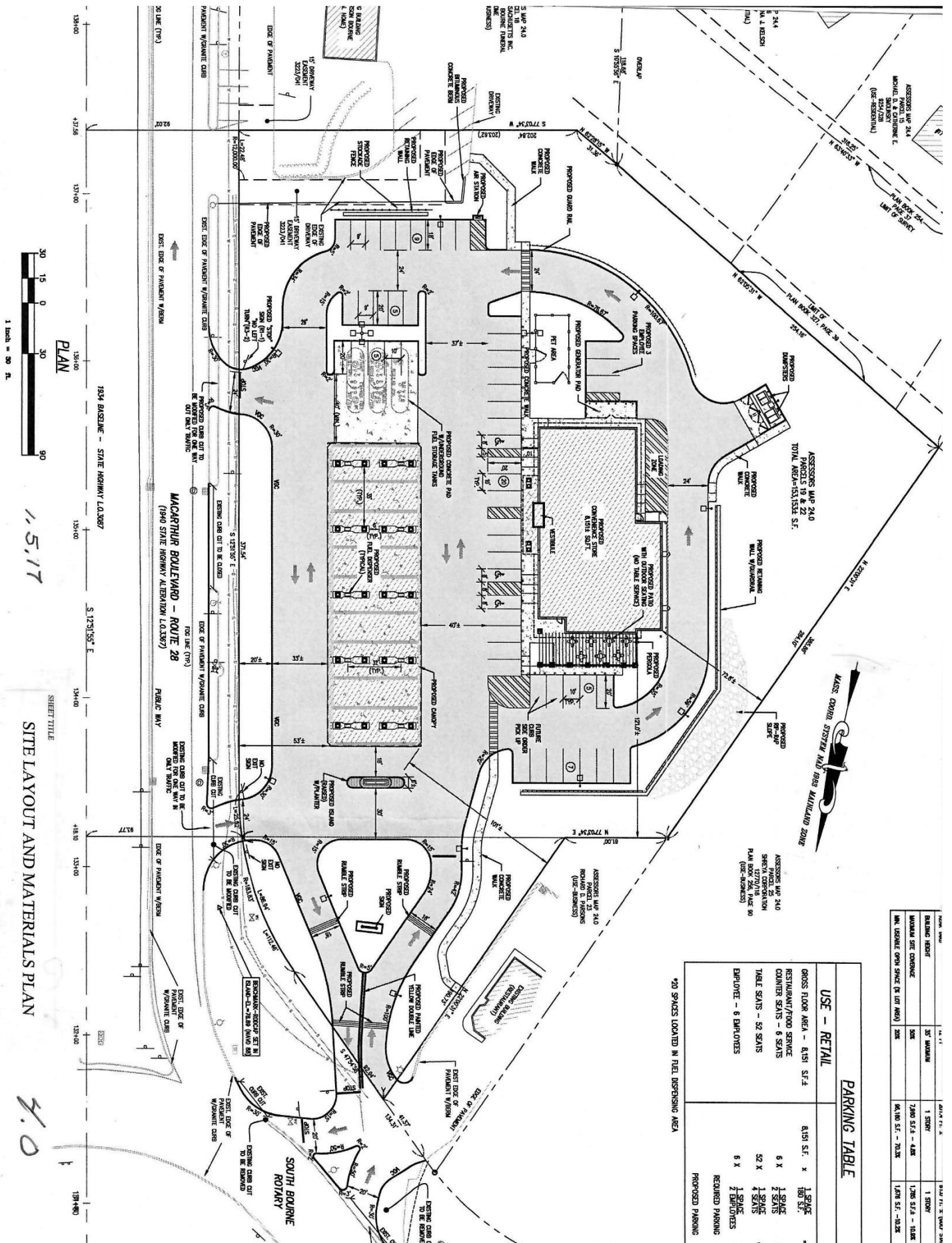
Mr. Cannon: Number of gas pumps? Mr. Troyer: 10 double-sided pumps.

Ms. Goldstein: Do you expect this development to be similar to that on Rt. 495 @ 24. Mr. Troyer: This is not intended to be a Dunkin Donuts megaplex – will share more detailed plans in the future.  
Mr. Cannon: Will the drive-thru serve CF store? Mr. Troyer: No – will serve food service store.  
Mr. Clegg: It would be helpful if your engineers can provide a link to the latest MassDOT plans / graphics for new bridge alignment, connections at MacArthur Blvd, on/off ramp locations and links to local street network.  
Mr. Clegg: What is your timeframe? Mr. Troyer: If the Board and Selectmen feel this concept is a way forward, it would take several months to prepare formal plans.

With no further business before the Board, the meeting was adjourned at 6:20 PM.

Notes are as understood and recorded by the writer.  
D.O'Connor





PLANT NAME	HA #1	4011A F1, 3	8141 F1, 3 (WATER ONLY)
BUILDING HEIGHT	35' WOODLUM	1 STORY	1 STORY
WORKING SITE COVERAGE	50%	7,860 S.F. - 4.8%	1,785 S.F. - 10.2%
WATER USABLE OPEN SPACE (% LOT AREA)	20%	66,100 S.F. - 70.3%	1,676 S.F. - 10.2%

<u>PARKING TABLE</u>	
<u>USE - RETAIL</u>	
GROSS FLOOR AREA - 8,151 S.F.±	8,151 S.F. x 1 SPACE 180 S.F.
RESTROOM/FOOD SERVICE	6 X 1 SPACE
COUNTER SEATS - 6 SEATS	2 SEATS
TABLE SEATS - 52 SEATS	1 SPACE
	4 SEATS
EMPLOYEE - 6 EMPLOYEES	6 X 1 SPACE 2 EMPLOYEES
	REQUIRED PARKING
	PROPOSED PARKING