

PLANNING BOARD MEETING MINUTES

June 9, 2016

PRESENT: Daniel Doucette, Vincent Michienzi, Stephen Strojny, Elmer Clegg, William Grant, Robert Gendron, Joseph Agrillo, John Howarth, Lou Gallo

PUBLIC: Jim Mulvey, Mike & Christine Conrad, Ron Bello, Peter Meier

Ann Gutterson, Recording Secretary

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

Minutes of 5/26/16: Mr. Clegg made a MOTION to approve, seconded by Mr. Strojny with 6 in favor, 3 abstentions.

Public Hearing for Special Permit #05-2016: 41 Meetinghouse Lane Unit B. Michael Conrod. For change of use from retail to a restaurant.

Mr. Howarth loves the concept. Frequenters all the stores there but has some major concerns. I was there last Friday at 3pm and took pictures. There wasn't a single vacant space in that lot. I know you have some commuters parking in the far end of the lot. In the back there are 4 dumpsters taking up parking spaces that don't belong there. There is only 1 on a pad and screened. The dumpster issue is easily fixable and fix the overgrowth of trees in some of the spaces.

Ron Bello, property owner: There is one empty spot in the corral for the restaurant dumpster. I'll get the brush cut back.

Chairman Doucette: Looking at the 2011 plan, there is a spot for 1 dumpster. There are dumpsters in the corral and parking lot. No approved plan showing any of those.

Ron: the parking lot dumpsters are from the businesses upstairs.

Chairman Doucette: What's in front of the fence? Parking spaces. When you need parking, you can't eliminate it. There are 16 spaces in the back that are currently unusable.

Ron: I'll get on the upstairs tenants to have them consolidate the dumpsters.

Chairman Doucette: If you want to change the dumpsters, you have to have an amended site plan.

Mr. Howarth: The site plan shows 119 spaces, you'd be hard pressed to find that many. Restripe the spaces, cut back the brush, the front of the building is so overcrowded with parking, I've hit 2 cars backing up out of there in the last 2 years. We tried to rectify it by cutting the planter in half and it hasn't worked. Maybe make it one way in/one way out.

Ron: If one way traffic flow, I have no problem with that. The lot is striped, I can't help it if people park crazy. I'm not always there. The front people are always in and out.

Mr. Gendron: The planters are a nightmare. People are in/out of there fast. Need the spaces in the back and remove the planters.

Mr. Howarth: How far back do you own?

Ron: I'm not sure. I'll get the brush cut back in the next couple of weeks.

Mr. Howarth: The bigger problem is with the front. Safety. I'm going to recommend to the Planning Dept. when they review each business with their required space numbers.

Ron: There are lots of spaces on the side and it's rarely an issue. We've called the police on the commuters.

Mr. Howarth: How many employees in the building?

Ron: the front parking is short term parking only. I'm not disputing what you said about the spaces on a Friday. I bought the property 8 years ago because it's a great neighborhood plaza. There are good tenants there and they all do business. The front is wide enough for 2 cars to pass by.

Mr. Howarth: More restaurants = more traffic flow.

Ron: I'll paint and put up signage.

Mr. Clegg: How many tenants today from 2011?

Ron: the building was half empty then. The first floor currently has 5 tenants and 6 offices on the second floor.

Mr. Clegg: It's been five years since last approval and significant changes in the nature of businesses. Get a new site plan incorporating the number of spaces, the one-way concept, expansion in the back if possible, and the number and location of dumpsters.

Mr. Howarth: Mike came in for the restaurant, I have no issues with it if parking is allowed per the bylaw.

Mike: Right now we are only going to have 2-3 people per shift.

Mr. Howarth: Barring any problems with the Board of Health, I have no problem with the plan.

Ron: Had a Title V done and replaced the D box. There are only 40 employees upstairs and 2-3 per space at any time in the first floor businesses. Chances are we won't have all 120 spaces filled at once.

Chairman Doucette: The bylaw requires a certain number of spaces per business type. The 16 spaces in the back are unusable.

Mr. Michienzi: I had a similar situation with a 10 unit building in Westwood. We ended up going to one dumpster and everyone uses it and is happy.

Mr. Strojny: How much leased space do you have?

Ron: 15,000sf retail, 10,000sf office.

Mr. Strojny: Looking at the bylaws, there is no way to get adequate parking with that. May need a waiver. Look at the bylaw in regards to parking and dumpsters. We've given suggestions and they didn't work out (planter). We don't want you to spend a lot of money before you review this.

Ron: The spaces behind the restaurant never get used.

Mr. Strojny: Maybe make the employees park out back.

Mr. Agrillo: I'm not objectionable to a waiver, but things need to get ironed out.

Mr. Clegg: We need to know the magnitude of the problem before we can consider a waiver.

Ron: When I took over the building, changing things isn't that easy. Let me go back to the drawing board. I've never had a complaint by the tenants about parking.

Mr. Gendron: In the summer, the lot is 90% full. Need to know the numbers on paper.

Chairman Doucette: Need to consider retail to restaurant. If we approve the special permit, there is a 21 day appeal period. We can condition to hold the occupancy permit until we receive and approve and amended site plan. That way they can get their business up and running and it's up to the property owner for speed and efficiency.

Mr. Strojny: The plan will need a parking waiver. If we grant the special permit there is an element of risk for these folks if we can't get to an agreement.

Mike: We are going to concentrate on the take-out aspect.

Chairman Doucette: I talked to Tim Lydon in the Planning Dept. I thought they needed 114 and they have 116 spaces, it's close. I think just cleaning it up and working on the front will work.

Mr. Howarth made a MOTION to approve the special permit subject to the condition the occupancy permit is not issued until a new site plan is approved. The MOTION was seconded by Mr. Agrillo. Roll call vote is as follows:

Mr. Clegg – yes	Mr. Grant – yes	Mr. Agrillo – yes	Mr. Michienzi – yes
Mr. Howarth – yes	Mr. Gallo – yes	Mr. Gendron – yes	Mr. Strojny - yes

Mr. Michienzi made a MOTION to adjourn, seconded by Mr. Gendron with all in favor.

With no further business before the Board, the meeting was adjourned at 7:45pm.

Respectfully submitted,
Ann Gutterson