

**PLANNING BOARD
MEETING MINUTES
November 14, 2023**

7:00PM

Remote Meeting

Members Present: Scott Carlson, Otto Lies, Frank Doyle, Brynn Zawada and James Parker

Not Present:

Others present: David George, Town Planner; Sara Flagg, Recording Secretary; Gerard Blouin, 776 Wachusett St, ANR; Danny Hannoush, DDMNS Realty - Springfield, MA, 788 Main St; Sam Malafronte and Jared Hite, Solli Engineering, 788 Main St; Alexis Vallejos, 1104 Main St; Bryan Diehl, 1059 Main St;

S Carlson called the meeting to order at 7:03 pm.

ANR: 788 Wachusett Street, 776 Wachusett Street, and 768 Wachusett Street

Gerard Blouin, 776 Wachusett St, explained that there was a settlement reached between the owners of the properties to redraft the survey boundaries.

Motion by S Carlson, seconded by J Parker to ENDORSE THE ANR FOR THE LOT BOUNDARIES AS PROPOSED.
APPROVED 4-0-1 (O Lies abstained)

788 Main Street - Special Permit with Site Plan Review for Restaurant, including associated drive through lane

Sam Malafronte, Solli Engineering, shared a presentation on the proposed project.

J Parker commented that the left hand turn lane is a concern. Jared Hite, Solli Engineering, explained that they did a traffic analysis which was done at several different peak times. He also mentioned that MA DOT has improvement and striping plans that are proposed in spring/summer 2024 which would include a center turn lane. F Doyle asked about the distance of the proposed center turn lane that MA DOT has as part of their improvement. The applicant will provide additional details as it relates to their proposal.

S Carlson asked for methodology and timeline of the traffic study. Jared Hite answered that it was done on Sept 13 and 16, 2023 and the methodology was done in line with well known traffic analysis studies, car counts and they considered a conservative 2% growth rate of the 2023 volumes for their projections. S Carlson commented that he would like actual counts and not generalizations. Jared Hite clarified that the counts used during their study were compiled by both camera and manual counters and are actual counts. O Lies asked what the AM Peak hours were. Jared answered that the time was 7:30-8:30am. There was more discussion about the traffic study and Jared Hite pointed to the appendix in the study which shows further detail on the actual calculations for the Board's review.

S Carlson asked about the impervious surface and bunkering to the gasoline station. Sam Malafronte replied that there is an increase of 2360 sq ft of impervious surface and stated he will look further into the bunkering according to NFPA regulations.

J Parker asked if the abutters are involved in the conversation currently? Sam Malafronte said they have been notified but are not co-applicants. D George explained that notification was given to the abutters. F Doyle asked what the property to the rear is. Sam Malafronte showed aerial photos of the site location which shows that area is wooded.

There was discussion about the proposed 30' opening and the representatives from Solli Engineering explained that it was designed to allow for right and left turn exit lanes with separate sight lines and adequate queuing. They also commented that the final approval would come after they meet with MA Highway. S Carlson pointed out that other similar businesses in this area have two driveways whereas this proposal only has one.

The applicant requested a continuance to December 12, 2023 meeting and asked what specific information they can provide to the Board. The Board requested more information on the traffic study and more detail on the MA DOT project as it relates to this proposal as well as information regarding the impact to the sightlines of the trees that appear on the plan.

S Carlson opened to public comment.

Alexis Vallejos, 1104 Main St, made a comment that MA DOT doesn't always commit to the dates they state so careful consideration to whether the turning lane would happen in 2024 should be considered. He also commented that the single entry/exit could be very difficult from his business experience.

Bryan Diehl, 1059 Main St, asked about the anticipated number of entries/exits per hour and expressed that the anticipated 25 per hour in the morning shown on the study seems low. Jared Hite clarified that number is considered to be a new volume to the site in addition to the 100 already considered.

Motion by O Lies, seconded by J Parker TO GRANT APPLICANT'S REQUEST CONTINUE TO DECEMBER 12, 2023 MEETING. APPROVED 5-0

Zoning Diagnostic

D George updated that he is waiting for an update from CMRPC and will follow up.

Jefferson Village Center Zoning

D George updated the Board that he has a 60% draft for the Board and is working on it as his schedule allows.

Upcoming Zoning Board Matters:

51 Shrewsbury Street

D George shared the plans. The Board found no Planning Board significance.

211 Doyle Road

D George shared the plans. They want to convert a part of the existing commercial property to convert by way of an addition to create a residential unit. The Board found no Planning Board significance.

Minutes: October 10, 2023

Motion by J Parker, seconded by O Lies to APPROVE THE OCTOBER 10, 2023 MINUTES. APPROVED 5-0

*Motion by O Lies, seconded by S Carlson TO ADJOURN THE NOVEMBER 14, 2023 PLANNING BOARD MEETING
AT 8:32 PM. APPROVED 5-0*