

**PLANNING BOARD**  
**MEETING MINUTES**  
**November 23, 2021**

**7:00PM**

**Remote Meeting**

**Members Present:** Otto Lies, Scott Carlson, Nancy Kielinen, and Robert Ricker

**Not Present:** Brynn Zawada, James Parker (1 vacancy)

**Others present:** Pam Harding, Director of Planning;  
S Carlson called the meeting to order at 7:05 pm.

**OPEN SPACE AND RECREATION PLAN**

Introductions and Presentation

**PUBLIC HEARING** – 1104 Main Street Special Permit Site Plan Approval - Brilla Coffee Alexis Vallerjos S. Carlson open the hearing at 7:50, the public hearing notice was read into the record. Mr. Vallerjos presented the site plan application. Stating there will be minimal exterior work completed. A drive-thru lane will be striped and a great deal of interior renovations and a facelift to the building will be completed, there are 20 parking spaces on site and he will eventually plan for the outdoor seating shown on the plans.

P.Harding reviewed comments from DPW which included a general statement about Mass Highway having to approve any proposed work in the Right of Way (there was none proposed) the request for a bike rack and the requirement to review the existing water and sewer lines due to the lengthy time of inactivity. Planning Comments also suggested the installation of a bike rack, a barrier between the drive-thru lane and the proposed picnic area, labeling/signage to ensure all traffic flow is one way, and details of lighting, must be provided with illumination plans.

O. Lies asked what would be served besides coffee, A. Vallerjos stated he plans to start with prepared foods, muffins sandwiches, etc. the site will only have a convection oven to begin with, so no grease traps will be necessary.

N. Kielinen asked if he could move the picnic area along Main Street closer to the building on the existing grassed area to prevent conflict with the drive-thru, A. Vallerjos agreed with this suggestion.

Steve Jaslowich, 25 Boyden Road, an abutter stated that he was very supportive of a coffee shop relocating to the vacant property but was wondering if something could be done to repair or replace the dilapidated fence that separates him from the abutting commercial use. The Board stated it was something they could consider.

O.Lies stated he would like to see some plantings along the rear of the property. A. Vellerjos stated he would be willing to consider that after the business is open and operations and he speaks with the owner.

Alan Wolcott, 51 Boyden Road stated he did not think it was too much to ask for a fence particularly when the headlights from the drive-thru will point toward the abutting property. T. Wollacott a, 51

Boyden Road asked if there was any sound proofing that could be done. The Board asked if they required fencing who would be responsible the owner or the applicant, P. Harding stated asking for fencing to separate a commercial and abutting residential use is within the Board's purview but it would be between the applicant and owner on who would incur the costs. N. Kielinen stated she was happy to see the property being utilized after being vacant for so much time and didn't feel the board should be asking for too many things when it will be such a significant improvement adm the owner is already investing a large amount of money.

The Board discussed continuing the hearing to November 30, so at least five members would be present to vote. made a motion to continue the hearing, a seconded the motion all in favor The public hearing was continued to November 30, 2021.

## **MINUTES**

**AUGUST 10, 2021**

Continued to the October 26, 2021 meeting.

*Motion by O Lies, seconded by B Zawada to Meeting was adjourn at 7:51 pm. Approved 5-0-1*