



PUBLIC HEARING MEETING MINUTES

**Curtis Industries
70 Hartwell Street
December 14, 2016**

Chairman: Christopher Olson

Members Present: Vincent Vignaly, Marc Frieden, Cheryl Carlson

Members Absent: Barur Rajeshkumar

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The Chair opened the Public Hearing at 8:15 p.m. Mr. Vignaly read into record the Notice of Public Hearing which was published in the Telegram & Gazette on November 30th and December 7th. Tear sheets and green card abutter notifications were received.

Patrick McCarty and Brian Marchetti (McCarty Companies-Engineers/Builders), Steve Migridichian (D&S Realty-Owner), and George Psychojos and Gabor Hajos (Curtis Industries-Tenant) were present. Green card abutter notifications were received.

Mr. McCarty said there is an existing building approximately 60,000 square feet, it was constructed in 1999-2000, and was most recently occupied by the Coughlin Company. Curtis Industries in Worcester will consolidate their operations into this one location. In order to meet their needs, they are proposing a 110,400 square foot addition to the rear of the building (460'x240' rectangle). Along the easterly side (the access driveway), the existing curb opening to Hartwell Street is being maintained. They will have standard parking on either side of the driveway. In the rear of the property there will be rolling stops and eight loading docks. A concrete ramp that drives up to a 12'x14' overhead door is proposed. Two self-contained trash compactors will be located on a concrete ramp adjacent to the ramp. There will be open-top scrap metal dumpsters on a concrete pad, a concrete pad for a liquid nitrogen tank, and another tank for laser cutting. On the north side there are standard parking spaces, some larger ones (10x30) for FedEx, UPS, etc. The site is located within the Industrial Zoning District. There were questions earlier as to whether they were partially in single residence; they are not (he referred to the town's incorrect GIS mapping). When Whitman & Bingham did the ANR plan in 1999, they had a reference to the town meeting vote that said described the District limits. He met with the ZBA Chair and Building Inspector to review and confirmed that the zone line is along the westerly boundary of the site. They are fully located within industrial zoning. Minimum lot area is two acres, they are providing 10 acres; minimum frontage is 150', they are providing 309.8; minimum front yard setback is 50', they have 50.9'; minimum side yard is 10', they have 38.9', minimum rear yard is 10', they have 277.2'; maximum height of 35', they have

30'. Mr. McCarty provided a parking summary with revised calculations as well as a loading area summary. There are 6 handicap parking spaces. Interior landscaping requirements (8.6%) were provided. There is ample power at the site, a sprinkler alarm on site (they plan to extend the water line to include a second hydrant). Natural gas is underground; it will be upgraded; no changes are proposed. Stormwater – there is an existing detention basin at the front of the building that will be maintained. This outlets to drainage pipes that are under the parking lot that come down near another existing detention basin in the rear. The front basin catches the existing building and front paved areas. The new building and back parking comes to the other detention basin, all of which is controlled through outlet structures and into the existing drainage easement at the rear of 100 Hartwell Street. They are creating more impervious areas between the building and the pavement. Mr. McCarty explained the stormwater control measures that were designed according to the towns regulations and Mass Stormwater guidelines. They received a review letter from VHB dated December 5th and responded and issued revised plans on the 12th. The traffic and parking evaluation conducted by Green International Affiliates was emailed to VHB today. Mr. McCarty said they met with various department heads (Police, Fire, Planning, Selectmen, DPW) to address any issues they may have. They also met with Dennis Fitzpatrick (Angell Brook Village) and the Board of Trustees to go over any questions they had and to make sure they understood what was happening; it was a very productive meeting.

Wayne Amico (VHB) complemented them on being a very efficient group; it was one of the most coordinated submittals and reviews they have done. VHB issued a comment letter on 12/5/16 and received a response on 12/12 and a traffic memo on 12/14/16. They have addressed most of their comments, but VHB needs to review and send a final comment letter. Mr. Frieden asked if there were any issues with the subsurface infiltration. Mr. Amico said the applicant provided test pit information and he does not see any issues. Mr. Vignaly asked if infiltration can be done with a metal roof. Mr. McCarty explained how it is run off. VHB will check. Mr. Vignaly asked if the west trench drip line is designed so the surface will direct excessive flows as well. Mr. McCarty said their pipe requirements are designed for 10-year storms. He said the trench slopes down and runs into the woods and is picked up and directed to the stormwater basin. The pipe size calculations are for a 25-year storm. The curb cut opening is tapered with sufficient room for large delivery trucks. Trash: there will be a sealed compactor; two open tops for scrap metal only. Lighting: the foot candles for each of the light fixtures are shown on the lighting plan. There are pole mounted LED fixtures around the perimeter facing in toward their parking lot and a few wall packs on the buildings facing down. Mr. Olson read the department comments into record. The Police Department approved, the Water District approved with modifications, and the Fire Department approved with modifications. Mr. McCarty agreed with all the comments received.

Dennis Fitzpatrick (Angell Brook) read a letter on behalf of the Homeowner's Association stating their confidence with the 70 Hartwell group to date. The Association will remain active in the process. Georgette Freeman (44 Hartwell Street) asked how far the building extends into the existing slope abutting her. Mr. McCarty said it extends almost 39 feet. There is a 30' "no alteration" offset to the common property line between the project and her land. They are not touching anything within 30'. She asked about slope washouts. Mr. McCarty said there will be fabric and broken pieces of rock (8"-12" in size) to reinforce it and because it gets wider, they have room to make the slope gradual so it will transition to grass and be allowed to revegetate; the trees will stay. She asked how noisy the air conditioning units will be. Curtis took measurements with a sound meter at their Worcester site and it was minimal. Mr. Vignaly asked

if it was possible to put up some type of screening on the existing air conditioners. It will be researched. Mr. McCarty said there are no rooftop units on the addition. Paul Bleau (50 Hillside Village Drive) said the drawings show a 20' easement, what is that? Mr. McCarty said it is a pre-existing easement; they have no plans to use it. Rich Pelle (50 Angell Brook Drive) asked the dimensions from the end of the backside of the driveway to the property line of Angell Brook. Mr. McCarty said 95' to the closest point. Regarding hours of operation 6:30AM to 11:00PM, Mr. Pelle asked if trucks could leave or enter from 6:30AM through 11:00PM. Mr. McCarty said typically truck traffic starts later in the morning; they may get a delivery earlier, but by the 4PM-5PM hour it lessens. Mr. Fitzpatrick asked about the beeping of trucks. Mr. Vignaly said it can be conditioned in the approval, but once it is constructed it is tough to enforce. Mr. Frieden commented that all parties involved did a great job.

Mr. Vignaly made a motion to continue the Public Hearing to January 11, 2017 at 7:00 p.m.; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich