



MEETING MINUTES
April 22, 2020

Members Present: Sarah Miles (Chair), Marc Frieden, Vincent Vignaly, Paul Anderson (7:13 pm), Barur Rajeshkumar

Members Absent: None

Remote Attendees: Wayne Amico (VHB); Brad Wyatt; Robert Branca (Branded Management Group); Patrick Healy (Thompson-Liston)

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 remote meeting at 7:00 p.m. and announced that due to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, the meeting is being conducted via remote participation.

Citizen Comments – None tonight.

Selectman Rucho announced that the Pink Bag Recycling Program returns starting on April 27th.

At 7:05 p.m. the continued public hearing for Site Plan Review for 249 West Boylston Street was opened. At 7:26 p.m. the board returned to the regular meeting after closing the continued public hearing.

New Business/Review of Correspondence/Emails:

Informal Discussion with Patrick Healy to discuss 262 West Boylston Street possible Site Plan Review – Robert Branca (Manager, Branded Management Group) explained that they plan to relocate the existing Dunkin Donuts to the vacant lot next to it and engineer a much safer traffic pattern. Patrick Healy (Thompson-Liston Associates) said they are in the process of completing the submission for a Site Plan Review. The property site is adjacent to CVS and is approximately a one-half acre site. He showed the existing conditions and the proposed layout. The building will be approximately 2,200 square feet with a permanent freezer in back of the building with a drive-thru (10 cars waiting and 1 car afterward); 24 seats are proposed requiring 6 parking spaces; takeout service requires 5 parking spaces; 23 parking spaces are proposed. A retaining wall will be on the north side of the site to raise the grade. There will be a subsurface infiltration and detention system under the front of the parking lot; there is an existing water line they will connect to; a grease trap and sewer connection will be provided; vinyl coated chain link fence near the retaining wall with an opaque fence in the back to block the headlights from going on people's property. Truck turning areas for deliveries where shown, the traffic parking layout is predicated on that movement. Mr. Healy talked to the Building Inspector and received a denial form telling them that they need to address specific sections of zoning. Mr. Healy asked for comments before they submit the application.

Mr. Anderson said traffic would be the biggest concern and asked about the traffic flow for people using the drive-thru. Mr. Healy said they are primarily serving morning hours (7AM-9AM) and explained how they would enter from Route 12 southbound and exit on Woodland Street. It is connected to the common drive-thru with CVS. The entrance to Woodland Street would not be easy from the north. Mr. Frieden felt there should be some traffic measures at CVS. Ms. Miles said there would need to be some more direction for the cross traffic from/to CVS to avoid confusion. Mr. Rajeshkumar said there is a problem now and the proposed traffic pattern would be a big problem. Mr. Frieden said it puts a lot of burden on the CVS parking lot.

Mr. Branca said the biggest problem currently is the horseshoe pattern and feels what is being proposed is a better pattern. He doesn't believe it will attract any more traffic, only realign the existing customers that they have. He feels it is a safer way to do it; less backup and confusion exiting; a better traffic flow. He said there is a cross access and cross easement; there is an existing contract. Mr. Frieden asked if he had spoken to CVS about the impact it would have on their traffic situation. Mr. Branca said they approached them and they have not had any response. Mr. Frieden felt it will burden the CVS parking lot with more traffic. Mr. Rajeshkumar said it will be a traffic nightmare with the traffic signal; they need a plan for traffic. Mr. Vignaly asked if they were making a separate lot or will it stay as a single lot. Mr. Branca said it is not up to them, it is up to the owners who want to lease to the applicant. The Building Inspector did not see the need for a subdivision. Mr. Wyatt, the owner, explained they have an easement on the north side of CVS as shown on the plan and said they want it to stay as one lot. Mr. Vignaly said they don't meet the 10-foot parking setback from the north based on the proposed plan and commented that the board will consider the entire lot in the Site Plan Review process. He asked if they had conversations with the owner of the current property to the north where they are leasing the Dunkin Donuts, George Ciocciolo, about realigning their drive-thru. Mr. Branca said they are a subtenant, not a direct tenant, and not legally able to make capital improvements. Mr. Vignaly talked about working with Mr. Ciocciolo and for future planning of both sites possibly having shared parking areas so that the 10-foot side yard setback would not apply.

Ms. Miles commented on the traffic coming together on the pathway around the CVS drive-thru. Mr. Branca said it would be solved with signage and repeated use. Mr. Vignaly asked about the loading space. Mr. Healy said that would be for the truck to make the donut delivery for the day, which would be around 3AM. Wayne Amico (VHB) said they may want to put a slope edging and bevel on the delivery access area so trucks can easily drive over it, but not the average car driver. He also said it appeared that some light poles will need to be relocated. Mr. Healy said there are three; one will have to be relocated. Mr. Vignaly asked if test pits were done for the infiltration system; Mr. Healy said there was one. Mr. Frieden asked about the grade change from one parking lot to the other; Mr. Healy said from the front corner of CVS it is approximately 620 and the grade at the property line on the north side is approximately 614; the retaining wall will be 4-feet high; there will be a connection to the sidewalk into the lot. Mr. Vignaly would like to see a change to 8" vertical granite curbing in the island for limiting turns if that is to be retained. Trash is within the 10-foot setback as well as the north parking spaces which will require a variance from the ZBA. Mr. Healy said the Planning Board can waive this requirement. The board can waive items in the Site Plan Review, but not zoning issues; it would likely not meet the hardship standard. Only one standing sign per lot is allowed. Mr. Healy said it allows one standing sign for each business up to a certain square footage. Mr. Healy will check. Mr. Frieden would like a representative from CVS to attend the hearings, or provide a letter that

they are in agreement with the traffic adjustments, etc. Mr. Anderson said the Transportation Committee has discussed the Woodland Street and Route 12 intersection and that the light timing needs to be changed for people on Woodland Street; it is difficult to turn across traffic on Route 12 at peak times as well. He would like to see dedicated left turn signals on both streets. Mr. Frieden said it could be an opportunity for the applicant to help with the traffic. A traffic study is needed. Mr. Vignaly said the idea of not having another curb cut was a positive, but he would like to see both the existing Dunkin Donuts and this new proposed area's parking and access be addressed; work with MassDOT so it is a standard 24-foot or 30-foot wide curb cut farther north and share it for both lots. Mr. Vignaly suggested they contact MassDOT when they do their traffic study and see what is involved for signal improvements. It should be looked at before the public hearing.

Mr. Healy asked if there would be a Conflict of Interest for Mr. Amico because VHB designed the CVS building over fifteen years ago. Mr. Amico did not think there would be because they are not changing anything internally or the operation as currently approved; he will find out. The board had no issues.

Reports from Other Boards: No reports tonight.

Invoices were approved for payment.

Mr. Vignaly made a motion to approve the draft March 25, 2020 Regular Meeting Minutes and 249 West Boylston Street Public Hearing Meeting Minutes; Mr. Anderson seconded; all voted in favor; motion approved.

May 27, 2020 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Vignaly made a motion to adjourn; Mr. Rajeshkumar seconded; all voted in favor; motion approved. The meeting was adjourned at 8:30 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich