



CONTINUED PUBLIC HEARING MEETING MINUTES
Emuge Corporation
1800 Century Drive
July 11, 2018

Members Present: Paul Anderson (Chair), Marc Frieden, Barur Rajeshkumar, Vincent Vignaly

Members Absent: Sarah Miles

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 continued Public Hearing at 7:00 p.m.

Mr. Frieden questioned the reason why the entire development had stormwater drainage. Mr. Vignaly said that the town built the industrial subdivision road under a state bond/grant and drainage for full build-out was included as with a regular subdivision. It was for an industrial subdivision road, so the roadway was built with an assumed percentage of impervious area on each of the lots. It was built to stormwater standards at the time. The only item outstanding is the stormwater quality issue because that change to the DEP Stormwater standards occurred after the road construction. Green cards were received. Only one tear sheet from the Telegram was found. Mr. Cleaves (Whitman & Bingham Design Engineer), will follow-up.

Mr. Cleaves addressed VHB's comment letter dated July 10, 2018. They need to provide updated plans. They will be requesting a waiver from Section 3.6 D.1.m regarding the traffic study since the pattern will remain identical to the original approved site plan. With regard to Stormwater Management Comment #1 referencing VHB's July 30, 2003 letter, Mr. Cleaves said there are additional water quality units being proposed on their property. He felt the items that were applicable to their project were met. They will provide a stormwater quality report. Comment #2, Mr. Cleaves said this plan has a reduction of impervious area (13,000 square feet) from the original design. They felt confident that they have provided an analysis that shows the proposed improvements are in conjunction with design intent and that no negative impacts will occur. They do not feel they have to analyze the entire Century Drive development. Mr. Vignaly commented that VHB was concerned that they were using numbers that were sixty years old. Comment #3, they did not provide any more recharge than the previous 2005 approved plan. Brianne Belschner (VHB) said they would like to see water quality treatment on site. It is similar to what they encountered with Briarwood. General Engineering & Plan Comment #4 regarding an accessible route to the front sidewalk and installing a crosswalk with a curb ramp. The original plans did not require these. They are not changing anything in the front area. The existing sidewalk was constructed as proposed. They are staying consistent with the 2005 approved plan. There is an accessible parking lot. It was suggested putting up a sign for customer/visitor parking; Mr. Cleaves agreed. There are two van spaces for handicap parking. A sidewalk will be added to provide a continuous network of sidewalks. A crosswalk will also be added. Mr. Cleaves said, and the board agreed, that the applicant will adhere to Comment #4

with the exception of the last line that reads “An accessible route should also be provided between the building entrance and the new proposed parking lot.” Comment #6, they will follow up with the Fire Department. Comment #7, the plan will be revised to include tactile warning panels at the curb cuts. Comment #8, the access for the trucks does not change; the only alteration proposed is to a 20-foot width along the straightaway. Comment #10 notes that zoning requires only fifty-six spaces; Mr. Vignaly asked why they are proposing 112 spaces. Mr. Cleaves believes they may be using the parking lot for part of their equipment testing but would not confirm.

VHB will review the revised plans. Dave Femia commented that they went to the ZBA in 2005 for a variance to have parking in the front yard setback. The ZBA did not receive proof that the variance was recorded. Mr. Cleaves will follow-up.

Mr. Rajeshkumar made a motion to continue the public hearing to August 8, 2018 at 7:30PM; Mr. Frieden seconded; all voted in favor; motion approved (Mr. Vignaly abstained).

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich