



Continued PUBLIC HEARING MEETING MINUTES
111 Shrewsbury Street (Harmony MA)
June 12, 2019

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

Members Absent: None

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 7:05 p.m.

At the last meeting, Brian Marchetti (McCarty Engineering) did not have the abutter notification green cards or tear sheets from the Telegram & Gazette; he provided them tonight.

Revised plans were submitted to VHB for review. Mr. Marchetti gave a summary of the proposed project for those that were not present before. The site will be accessed from Shrewsbury Street and Hartwell Street. All exiting from the marijuana facility will be through Hartwell Street. The temporary parking lot area has been previously approved for a 16,800 square foot building; it has approximately 90 parking spaces. If it is not needed, the applicant will move forward with the previously-approved development on the lot. Mr. Vignaly asked the process to establish whether or not it is needed. Patrick McCarty said the Police Chief and the Planning Board would agree when the overflow parking is no longer needed. Wayne Amico (VHB) commented that in other towns, the applicant returns to the board, makes a presentation, and the board can decide; he suggested they return in 45 days. Corrine Tobias (Traffic Project Manager) said a parking study was done for Fall River and, based on this project, 92 parking spaces is more than adequate. Mr. Rajeshkumar asked how they will manage the parking at the baseball field. Mr. Fuller said they can't utilize the entire parking area right now because machinery is there. The parking area will be milled and lines will be painted.

Mr. Frieden mentioned the amendment to the other project where they requested to rotate the parking area to align it with the building to include an "overhang". Mr. McCarty said they wanted to rotate it so it would be parallel to the building for Mr. Fuller's Chassis business; the driveway stays the same. Mr. Frieden was concerned for people existing and their view of the traffic. Mr. McCarty said it will be better now.

Mr. Vignaly asked the days and hours of operation. The business will be open seven days/week; Monday-Friday 8AM-5PM; Saturday 8AM-4PM; and Sunday 12PM-5PM. Mr. Marchetti explained the utilities (water, electric, sewer and gas). There will be a small infiltration basin underground for stormwater management. Ms. Miles said at the last meeting they talked about traffic and the applicant said they would make some improvements to the general area and include it on the plan; was that done? She is concerned for sight lines for turning out on the west

side of Hartwell and Shrewsbury Streets. Mr. Marchetti said it was not added, but was addressed in the traffic analysis and can be added as a condition that there would be selective clearing within the right-of-way at the intersection. Ms. Tobias said they also discussed advanced signage. Mr. Rajeshkumar asked if the business was for retail sales only and was told yes. Mr. Vignaly asked what the plan is for deliveries at the site. Mr. McCarty said deliveries would be coming from the grow facilities in an unmarked van that will back into a parking space at the back door during off-peak hours.

Mr. Amico said VHB provided an original comment letter on May 3rd; the applicant responded on May 8th. VHB sent an additional comment letter on June 10th which was responded to today (June 12th). McCarty Engineering has addressed the outstanding items. Mr. Marchetti briefly explained the items that were addressed in VHB’s June 10th comment letter. Sheet 1 (Existing Conditions) was missing from the revised set; Mr. Marchetti will provide it. Mr. Rajeshkumar asked whether the baseball field was considered a “park” which would require a 500’ setback. Mr. Marchetti said in dealing with Anita Scheipers (previous Town Administrator), Town Counsel determined that it is not a public park; it is a private field. The locus map does not show the radius to schools; the board will require documentation showing it is not a public park.

The traffic queuing plan still shows a two-way access. Mr. Marchetti explained that both entrances are permitted as part of the development as two-way access. The traffic queuing plan will be addressed with signage directing vehicles to the exit to Hartwell Street; there will be a 24’ wide curb cut. Mr. Vignaly asked for a sketch of the sign layout; it will be needed for the file. Mr. McCarty said Jarvis Land Survey is preparing an updated ANR plan now that the design is finalized. It will show easements for access to driveways as well as parking and the utilities easements. David Femia asked about snow removal storage and dumpster enclosure. Mr. McCarty explained both.

Ms. Miles made a motion to close the public hearing; Mr. Frieden seconded; all voted in favor; motion approved. Mr. Vignaly will draft the approval letter and conditions for the next meeting.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich