



PUBLIC HEARING MEETING MINUTES
101R Hartwell Street (D&S Realty, LLC)
November 10, 2021

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

Members Absent: None

Others Present: See attached Sign-In Sheet

The Public Hearing was opened at 8:00 p.m. The hearing notice was read into record; abutter notification was provided. Present were Patrick McCarty and Justin LeClair (McCarty Engineering); Steve Migridichian (Owner); Gabor Hajos and Timothy Briggs (Cogmedix).

Mr. McCarty explained that the project proposed is the construction of a 101,200 square foot industrial building for Cogmedix located adjacent to 127 Hartwell Street. The Building Department is looking into assigning a street number because the site is currently part of the 127 Hartwell Street lot.

Cogmedix is having great success; it will be an expansion to handle the growth. The new parking lot is for almost 200 spaces that will be accessed via a common drive on 127 Hartwell Street. There will be eight truck loading docks and one drive-in door in the back of the building. Parking is designed to the town's standards with interior islands. He explained the utilities connections for town services and natural gas.

The stormwater system is in the wetland buffer zone and it was approved by the Conservation Commission. The plans were sent to VHB who issued a comment letter dated November 1, 2021; Mr. McCarty responded with a letter dated November 8, 2021. They are asking for a waiver to 3.6.C.2.a. and 3.6.D.1.m. They didn't see the need for a full traffic study. They will have a memo from their traffic professional, TEPP, LLC. The building will be climate controlled and sprinkled.

Infiltrating stormwater management areas—did not have soil testing completed. They will do more testing and will provide it to VHB and will work out details.

Conservation Commission issued an Order of Conditions. A lighting photometric plan will be provided.

Truck traffic will be 6-10 trucks/day. Mr. Frieden asked how many shifts and was told two with a smaller second shift. Commonwealth of Mass abuts the property. Mr. Vignaly asked if it was DCR and was told it was. He said he would have to recuse himself because he is an employee of DCR. Mr. Migridichian and Mr. McCarty stated that they had no objection with Mr. Vignaly taking part in the decisions.

Mr. McCarty will make revisions and send them to VHB. He would like to get the surveyor out and get the tree clearing done while they work out the nuts and bolts in the peer review comment letter. They are asking for a tax incentive and the Selectboard supported it. Mr. Briggs (Cogmedix) said their downtime during COVID was little; they were able to change processes to manufacture other product with people who want to outsource. Cogmedix continues to expand at a rapid rate and they would like to get going with the building.

Mr. McCarty said on the site plans they showed proposed new lot lines. Their subcontractor, Doug McKenzie, a Registered Land Surveyor sent a draft to Mr. Migridichian and his attorney for approval. They will submit an ANR plan when it is ready. Access will be through 127 Hartwell Street because of the existing wetlands along the frontage of the proposed new lot.

Mr. Frieden commented that they may have lots of problem with surface water and springs because UPS next door did. Mr. McCarty said there is a depression in front of 125 Hartwell that they are clearing for the utility corridor which will change the runoff. It will go to the swale, then to a stormwater infiltration system under the ground. They will do more test pits to confirm high groundwater and soil characteristics. Mr. Frieden asked if the loading docks were dug in; Mr. McCarty said no, there is a 1% pitch away from the building, not like at Curtis Industries. Mr. Rajeshkumar asked about parking and how many employees are working. Mr. McCarty said 200 on full capacity; they are providing more spaces than required by zoning. Mr. Rajeshkumar said there will be a lot of traffic. No trucks will be allowed to travel west on Hartwell. Mr. Vignaly asked about the kind of shade trees; Mr. McCarty named the list. Mr. Vignaly asked about signs and was told there may be a small sign on the door. He also asked about parking requirements. Regarding access through the 127 Hartwell site, is there an easement and legal documents that need to be reviewed by Town Counsel; Mr. McCarty said yes. He explained that it is one ownership and he doesn't have to give himself an easement; only if they sell the property. The easement is needed now to be ready and reviewed by the town. Mr. McCarty will provide the board with a copy. Mr. Vignaly had concerns with the soils at the infiltration noted in the back basins. Mr. McCarty said the have more than enough recharge volume.

Mr. McCarty would like permission to get the haybales in and start clearing vegetation. The board cannot stop someone from cutting trees on their property, so it was discussed that it could not be prevented. He will create some temporary sediment basins and will be doing it at his own risk.

Mr. Amico only received the letter today but said it looks like they have a good plan of action. He will review the material when received. Mr. Vignaly said their traffic person should address the cumulative impacts of the Fuller and Cogmedix developments proposed over the last few years along Hartwell and Shrewsbury Streets. None required full traffic studies, but combined, there are more than a thousand vehicle trips per day.

Ms. Miles made a motion to continue the public hearing to December 8, 2021 at 7:10 p.m.; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich