

## **REMOTE Planning Board Meeting Minutes**

**June 2, 2021**

Specified information and the general guidelines for the remote participation by members of the public and/or parties with a right and/or required to attend this meeting could be found on the Town of Charlton website:

[www.townofcharlton.net](http://www.townofcharlton.net)

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Bill Fontaine, Alternate Alycia Dzik

Staff Members: Planning Director Randy Benson and Administrative Assistant Jayne Garney

Not Present: Member Don Clay

Chair Ross Lemansky called the meeting to order at 7:00 p.m.

### 7:00 p.m. Informal Discussion with Bluewater Property Group- 53 Sturbridge Road

Representing Bluewater Property Group; Ms. Alex Escamilla discussed with the Board an informal presentation for a future submittal for 53 Sturbridge Road Sortation Fulfillment Center Warehouse.

The Board reviewed a façade of the proposed 2,655,000 square foot Warehouse Distribution Facility with 1200 parking spaces.

Ms. Escamilla stated they are proposing a signal on the Route 20 entrance. The Route 169 entrance is proposed for employees to help with traffic.

The proposed site plan/special permit public hearing is scheduled for July 14, 2021 with the Planning Board.

Town Planner Randy Benson stated a Community Impact Study and Fiscal Study needs to be done.

The Board discussed the height of the proposed warehouse facility. The Board has concern with the height of the building being 100 feet.

Member John Smith asked if a crane could be set at the location of the proposed warehouse showing the building height.

All Members agreed this would be a great visual for everyone to see how the building will be viewed in different locations in Charlton.

Alex Escamilla will inform the Board the date the balloons will be flown.

7:15 p.m. Blair Builders –Take Action on Curtis Hill Road Preliminary Subdivision Plan

Member John Smith made a motion to accept the Curtis Hill Preliminary Subdivision Plan. Member Bill Fontaine seconded the motion.

Roll call vote: Jean Vincent-aye, John Smith-aye, Bill Fontaine-aye, Ross Lemansky-aye. Motion Carries.

7:20 p.m. Zoning Bylaw Diagnostic Review Workshop with CMRPC Consultant Gabe Trevor

The Board reviewed the Zoning Bylaw, Section 200-3.2 Use Regulations.

The Board all agreed the marijuana use regulations have recently been updated, so they will not need to be updated.

Member Alycia Dzik suggested combining new and used automobile sales.

Town Planner Randy Benson stated he will look into this, it may be two different permits.

The Board all agreed they would like one more look at the Use Regulations at a future meeting.

Member Jean Vincent made a motion to adjourn. Member John Smith seconded the motion.

Roll call vote: Jean Vincent-aye, Bill Fontaine-aye, John Smith-aye, Ross Lemansky-aye.

Motion passes, adjourn @ 9:10 p.m.