

Planning Board Meeting Minutes
July 14, 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

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Don Clay, Bill Fontaine, Planning Board Alternate Alycia Dzik

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

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

7:00 p.m. Property Solutions Real Estate & Contracting, LLC Common Driveway/Reduced Frontage Lot Special Permit Extension Request-Hammond Hill Road

Member Don Clay made a motion to approve Property Solutions Real Estate & Contracting, LLC-Common Driveway/Reduced Frontage Lot located on Hammond Hill Road one-year annual approval extension to 7-14-2022. Member Jean Vincent seconded the motion.

Roll Call Vote: Members Jean Vincent-aye, Bill Fontaine-aye, Don Clay-aye, John Smith-aye, Ross Lemansky-aye. Motion Approved.

7:00 p.m. Public Hearing-White Development Corporation-Tucker Farm Estates Subdivision Modification-off Smith Road

Chair Ross Lemansky read the public hearing notice.

The Board reviewed the Graves Engineering, Inc. peer review dated 6/28/2021.

There were no comments from the Board or the public.

Member Don Clay made a motion to close the public hearing. Member Jean Vincent seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Ross Lemansky-Abstained. Motion approved

Member Don Clay made a motion to approve the White Development Corporation Tucker Farm Estates Subdivision Modification. Member Jean Vincent seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Ross Lemansky-Abstained. Motion approved.

7:10 p.m. Public Hearing-(Continued) Charlton Developer, LLC-Site Plan Application and Special Permit for a proposed Warehouse Distribution Facility-241 Sturbridge Road

Planning Director Randy Benson explained the public hearing needs a vote to close because a new public hearing will be opened with the new height allowance that was approved at the May Town Meeting.

Member Jean Vincent made a motion to close the Charlton Developer, LLC public hearing. Member John Smith seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Chair Ross Lemansky-aye. Motion approved.

7:15 p.m. Public Hearing- Charlton Developer, LLC-Site Plan Application and Special Permit for a proposed Warehouse Distribution Facility-241 Sturbridge Road

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated at the May 17, 2021 Annual Town Meeting to allow a building height of greater than 36, but no more than 75 feet in the IG Zone on a lot of 75 acres or more.

The Board reviewed the July 6, 2021 Graves Engineering, Inc. Peer review.

Project Manager Haily Marsh stated the proposed warehouse distribution facility is a 4.1% increase of tax basis. There will be 300 jobs need during construction, and 1,000 employees when the facility opens.

Planning Board Member Don Clay stated he has concern with traffic issues.

Mr. Dirk stated every year there will be monitoring report on traffic.

Mr. Dirk stated a traffic light on Route 20 is warranted and needed.

Mr. Dennis Carlson from the Fire Department stated the applicant meets with them regularly with updates.

There was no comments from the public.

Member Jean Vincent made a motion to close the public hearing. Member Don Clay seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John smith-aye, Bill Fontaine-aye, Rose Lemansky-aye. Motion Approved to close the public hearing.

Attorney Mark Bobrowski reviewed the Charlton Development LLC-Site Plan decision with the Board.

Member Jean Vincent made a motion to approve the Charlton Developer, LLC-241 Warehouse Distribution Facility Site Plan with MassDOT approval on light on Route 20 and other conditions reviewed. Member Don Clay seconded the motion. Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Chair Ross Lemansky-aye. Motion Approved.

Attorney Mark Bobrowski reviewed the Charlton Development LLC-Special Permit decision with the Board.

Mr. Bobrowski stated the application meets the requirements of Section 3.3D, footnote 11, as amended at the May 17, 2021 Annual Town Meeting.

Member Jean Vincent made a motion to approve the Charlton Developer, LLC-241 Warehouse Distribution Facility Special Permit. Member Don Clay seconded the motion.

Roll call vote: Jean Vincent-aye, Don Clay-aye, John Smith-aye, Bill Fontaine-aye, Chair Ross Lemansky-aye. Motion Approved.

7:45 p.m. Public Hearing-Bluewater Bay Development, LLC-Site Plan Application and Special Permit for a proposed Warehouse Distribution Facility located at 53 Sturbridge Road (Route 20) and 0 Sturbridge Road (Route 169) to allow a building height of greater than 36 feet but no more than 110 feet in the Business Enterprise Park (BEP) Zone on a lot of 75 acres or more.

Chair Ross Lemansky read the public hearing notice.

Attorney Mark Donahue gave a brief overview of the Bluewater Bay Development, LLC Site Plan Application and Special Permit for a proposed warehouse distribution facility at 53 Sturbridge Road.

Mr. Donahue introduced Mr. John Perry, Senior Project Manager from Langan. Engineer John Perry stated the warehouse distribution facility is located on 97.5 acres in a Business Enterprise Zone (BEP).

Mr. Perry stated the main entrance is proposed on Route 20, and the secondary access is proposed on Route 169. The 169 entrance is for employees.

Mr. Perry stated the building is 2,854,492 square feet, with 49 loading docks, 265 trailer parking stalls, 1250 car parking stalls, and 16 motorcycle parking spaces.

Project Manager Alex Escamilla reviewed their proposed meeting dates and schedule with the Planning Board as follows:

July 14, 2021: Project Overview & Viewsheds

August 11, 2021: Traffic Peer Review & Acoustics

September 1, 2021: Civil/Stormwater/Utility follow up, Architecture, Address open issues.

September 15, 2021: Community & Fiscal Impact, Follow Up On Open Issues

October 6, 2021: Follow up on open issues.

October 20, 2021: Follow up on open issues, Completion

Ongoing: Respond to MEPA Comments, State-Level Coordination, Work with peer reviewers, Conservation Commission, Utilities, Water/Sewer, Abutter meetings.

Traffic Engineer Mr. Jeff Dirk, from Vanasse & Associates, Inc. stated in the traffic study they included the 241 Sturbridge Road proposed warehouse distribution facility location and several locations in Sturbridge MA (Route 20/Route 49; Route 20/Fiske Hill Road/Picker Road and Route 20/The center at Hobbs Brook Driveway)

Mr. Dirk stated Route 20 has a design free flow capacity of 55,000 vehicles a day and currently accommodates 14,000 vehicles a day.

Mr. Dirk stated the post-development traffic monitoring and employee survey will be implemented in order to evaluate the success and to refine the element of the TDM program, and to validate the trip projections and parking demands for the project.

He stated the monitoring program commences 6 months after the issuance of a Certificate of Occupancy for the project and will be conducted annually thereafter for a period not to exceed five years.

Mr. Dirk stated the study concluded that ample capacity on Route 20 exists to accommodate the project. Sufficient capacity exists or will be created at Route 20 intersections once the project-facilitated improvements are adopted, existing

service levels at key intersections will be maintained or improved, and safety will be enhanced as a result of the improvement that will be facilitated by the project.

Project Manager Alex Escamilla stated the community and fiscal impact of the project has a first year revenue of approximately of \$2,400,000.

Chair Ross Lemansky asked Ms. Alex Escamilla to send the Board a copy of her future Planning Board Meeting dates and proposed topic timeline.

Member Don Clay made a motion to continue public hearing until August 11, 2021. Member Jean Vincent seconded the motion.

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

Member Jean Vincent made a motion to adjourn. Member Bill Fontaine seconded the motion.

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

Motion passes, adjourn @ 10:00 p.m.