

Planning Board Meeting Minutes
August 11, 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, Jean Vincent, Don Clay, John Smith, Bill Fontaine

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

Not Present: Alycia Dzik

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

7:00 p.m. T. Reardon Builders-Bond Reduction discussion to complete the remaining field items at Hammond woods Flexible Subdivision-Hyde Road/Downey Lane

Chair Ross Lemansky explained that the subdivision is incomplete.

The main field item not complete is the installation of the 4 street lights.

Applicant Mr. Reardon explained the street lights are in, and scheduled to be installed within the next couple of weeks.

Member Jean Vincent made a motion to approve the Hammond Woods Subdivision approval extension to September 15, 2021 for completion of field items and installation of the four street lights. Member Don Clay seconded the motion.

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

7:00 p.m. Public Hearing-(Continued) 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.

Others present: Planning Board Traffic Engineer Mr. Robert Michaud, MDM Transportation Consultants, Inc., Amazon's Traffic Engineer Mr. Jeffery Dirck, Venasse & Associates, Inc., Project Manager Alex Escamilla, Attorney Mr. Mark Donahue, Police Chief Mr. Daniel Dowd.

Planning Director Randy Benson stated Traffic is the topic of discussion.

The Board reviewed the 7/28/2021 Traffic Report from MDM Transportation Consultants, Inc.

Mr. Robert Michaud, PE stated access to the site will be provided by two driveways that will intersect the south side of Route 20 at the approximate location of the existing 53 Sturbridge Road driveway and on the west side of Route 169 approximately 150 feet north of the 54 Sturbridge Road driveway.

Mr. Michaud stated access to Route 20 and Route 169 are under the jurisdiction of MassDOT.

Traffic volume for the study was conducted Pre-Covid during weekdays from 7:00-9:00AM and weekday 3:00PM to 6:00PM. The results were acceptable standards.

The facility will generate higher levels of traffic just prior to and after to the Route 20 peak commuter periods. There will be approximately 1250 employees on three shifts on a 24 hour a day operation. The highest peak hours for traffic will be between 6:30-7:30AM and 5:30-7:30PM.

Planning Director Randy Benson stated all the traffic counts and studies were based on weekday traffic, and none were done when the traffic impact on Route 20 is most problematic. The high traffic volume impact on Route 20 is the most significant on the weekends, and holidays. The traffic report was calculated using the weekday traffic counts, and highly recommended a traffic study with weekend traffic.

Traffic monitoring is recommended. The monitoring is proposed after occupancy within 60 days.

Member Bill Fontaine requested the traffic monitoring study be done every six months. He stated there is currently a traffic issue on Route 20.

Police Chief Daniel Dowd has concern with the Route 20 Bridge just East of Route 169 on Route 20. He questioned if the bridge is currently structurally sound.

Traffic Engineer Jeffrey Dirk, Venasse & Associates, Inc. stated the traffic report was done with appropriate standards. He stated the increase in traffic is large, but the capacity can accommodate the project.

Mr. Dirk stated there is warrant for a traffic signal. Fourteen Percent (14%) is truck traffic, the rest is employees. He stated there will be approximately 1,000 employees.

Mr. Dirk concluded that adaptive signal control on the Route 20 street lights will help with traffic issues on the weekend.

Chair Ross Lemansky asked if anyone from the public would like to speak.

Abutter Shelley Starr of 64 Southbridge Road (Route 169) asked if the project warrants widening Route 169. Traffic Engineer Jeffrey Dirk stated they are not planning on widening Route 169, only striping the road.

Building Commissioner Curt Meskus stated it's advantageous to start the adaptive traffic control as soon as possible and not close to the opening.

Planning Director Randy Benson stated the next Planning Board Meeting is September 1, 2021 and the review scheduled is for Civil/Stormwater Peer Review.

Member Jean Vincent made a motion to continue the public hearing until September 1, 2021. Member Don Clay seconded the motion.

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

8:00 p.m. M.G.L. Chapter 61A Parcel Release Request-53 Sturbridge Road-Kaszowski Family Realty Trust

Member Don Clay made a motion to recommend that the Board has no objection to the Town of Charlton choosing not to exercise right of first refusal pertaining to the Kaszowski Family Realty Trust property located at 53 Sturbridge Road.

(Route 20) Member Jean Vincent seconded the motion.

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

8:10 p.m. Zoning Bylaw Diagnostic Review with CMRPC Consultant Gabe Trevor
The Board will continue the Zoning Bylaw review until September 1, 2021.

8:30 p.m. J. Jill Development (AKA: Rockaway Realty Trust) Definitive Subdivision Annual Extension Request-City Depot Road

Member Jean Vincent made a motion to approve the J. Jill Development (Rockaway Realty Trust) one year annual approval extension to September 28, 2022. Member Don Clay seconded the motion.

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

8:35 p.m. St. Mary's Way Definitive Subdivision Plan Annual Approval Extension Request-Stafford Street

Member Jean Vincent made a motion to approve St. Mary's Way Definitive Subdivision annual extension approval to 11-17-2022. Member Don Clay seconded the motion.

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

8:40 p.m. Discussion with Rob Lemansky on possible zoning bylaw change to allow manufactured homes in a 55 and over community

Mr. Rob Lemansky requested the discussion be on the September 1, 2021 Planning Board Agenda.

9:00 p.m. Appoint Central Regional Planning Commission (CMRPC) FY22 Annual Planning Board Delegate

Member Don Clay made a motion to reappoint Member Jean Vincent as the FY22 Central Mass Regional Planning Commission Delegate. Member John Smith seconded the motion.

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

Member Jean Vincent made a motion to adjourn. Don Clay seconded the motion. .
Roll call vote: Jean Vincent-aye, Bill Fontaine-aye, Don Clay-aye, John Smith-aye, Ross Lemansky-aye. Motion carries unanimously. Adjourn @ 9:20 PM