



## MINOR SPECIAL PERMIT MODIFICATIONS / EXTENSIONS

### Game On Fitchburg – modifications

Present: Peter Sangermano. Peter's memo to the Board listed some proposed modifications to site and offsite improvements:

- New hammerhead turn-around at westerly end of Westminster Hill Rd. Agreed to change configuration and location of the emergency gate & save an adjacent mature tree.
- Install "No Parking" signs at the turnaround at the westerly end of Westminster Hill Rd. and a "Dead End" sign at St. Jude Blvd. & Westminster Hill Rd.
- Proposed island at the end of Victoria Lane at Game On entrance deleted. The issue of snow removal and danger of cars sliding on ice down Victoria Lane warranted the removal of the island.
- Proposed water line in Game On Way moved to other side of the street.
- Design for new sign at Rt. 2A and Industrial Rd. submitted. Due to the condition of the current sign they will install the new sign sooner than planned, possibly within 30 days.
- Will provide additional directional signs at So. Ashburnham Rd., Roper Rd. & Westminster St. to direct Game On traffic away from Roper Rd.
- Install 3 signs going up Industrial Rd. to help prevent traffic from turning onto Stevens Rd. or stopping on Industrial Rd. Install a more permanent sign for the entrance of Roper Rd. to direct traffic when leaving Game On.
- Planning to open all outdoor fields by May 24th and complete the indoor facility by Sept. 1<sup>st</sup>.

Board comments:

Mr. Fontaine: The Game On side of the gate at the westerly end of Westminster Hill Rd. should also have "No Parking" signs to prevent soccer parents from blocking emergency access. Gate must always be closed unless there's an emergency, and the gate repaired if damaged.

Stop sign at Roper Rd. & Industrial Rd. will need a petition submitted to City Council.

Ms. O'Kane: Crowd control measures? What's the largest amount of attendees anticipated?

Peter: Approx. 1,200 people, but spread throughout the day. Fields switch teams every 1-2 hours. Need to have more than 3-5 staff directing traffic.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to Approve the proposed modifications, subject to:

- Install No Parking signs on the Game On side of the gate at the western end of Westminster Hill Rd.
- Gate must always be closed unless there's an emergency.
- Gate must be repaired if damaged.

Roll call vote: Lopez: Yes. Butland: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 6-0 in favor.

### Modification of Special Permit #2020-3, B.O.T. Realty LLC, parking lot revisions - 223 Lunenburg St.

Present: Sean Morrison, Rob Wotton, applicants, Tony Gupa, Ayoub Engineering.

Memo from Tony dated 2/26/21 & revised site plan revised 7/14/20 reviewed by Board.

- Replacing a striped pedestrian crosswalk through the bulk plant operation area with a five-foot concrete sidewalk along the back of landscaped island parallel with Perkins St. Better separation from the fuel oil loading rack and better visibility of pedestrians to traffic entering or exiting the property at a more typical location along the street than in the middle of the property.
- Installation of "Yield to Pedestrians" signage at the crosswalk.
- Replacing 2 One-Way driveways with 1 Two-Way driveway provides one less point of conflict for pedestrians crossing the driveway.
- Installing a 4-foot high fence between parking area and the fuel oil operation. This will channel pedestrians to the front of the property and the new sidewalk along Perkins St.
- Relocate the trash enclosures, reducing traffic congestion near the fuel oil loading rack and move the enclosures further from the rack.
- Change orientation of the parking driveway from angled to perpendicular to Perkins St. Will provide safer access to site.

Mr. Fontaine suggested eliminating one parking space next to the building & changing it to a landscaped area. Also suggested was installing a fence around the entire parking area & tie it into the proposed six-foot high vinyl fence.

Sean: Their D/B/A will be "OMG Cannabis".

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to Approve the proposed Site Plan Modifications. Roll call vote: Lopez: Yes. Butland: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 6-0 in favor.

Modification of Special Permit #2019-5, The Hub Craft, 25 Newport St. – add co-generation facilities

Present: Brian Arandez, The Hub Culture, Keri Owen & Scott Cornett, Northpoint Construction Mgmt. Brian: They estimate that Unitil will be able to supply only 50% of their power needs. They looked into adding a co-generation facility at the rear (easterly) side of the building. Plan by Thompson-Liston Assocs., modified by North Point dated 4/5/21 reviewed.

Keri Owen, Northpoint: Maximum output of the Co-Gen facility would be during the last 3-4 weeks of the growing cycle. Since the cannabis plants have staggered planting times, the Co-Gen facility would be operating often. Noise generated at 3 meters is 80 dB, but it shouldn't be audible in nearby residential areas. Fire Lane 16-feet wide provided around the proposed Co-Gen equipment. There will be a 3-foot landscaped island between the edge of the Fire Lane and the property line. Equipment will be 13.5 feet from the edge of the building. They could move it closer to the bldg. Height of the equipment will be below the height of the bldg. Brian: They plan to install the co-gen equipment by 12/25/21.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to Approve Minor Modification of the Special Permit by adding the proposed Co-Gen facility, with conditions:

- If noise is found to be a problem, applicant will re-visit issue and install sound mitigation.
- Planning Board review six months after Co-Gen facility starts operation.

Roll call vote: Lopez: Yes. Butland: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 6-0 in favor.

Modification of Special Permit #2020-2, Apical, LLC - change in ownership

Present: Brian Horrigan, Rob McKinley, Lorenzo Moll Parrón, Panda Solutions.

Apical is proposing to add Robert McKinley as an owner for Apical. Moral character forms must be submitted, and a CORI check done.

Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to approve the proposed change in ownership subject to submission of Moral Character forms and a CORI check.

Roll call vote: Lopez: Yes. Butland: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 6-0 in favor.

Status of progress at site? Brian: Interior demolition is complete, they are currently building out Phase I of the cultivation area.

**PUBLIC HEARINGS**

Special Permit - Longley, Earth Removal - 139 Warner Ave. (cont'd from 3/13/21)

No one present: On behalf of the applicant, Jamie Rheault had requested that this application be Withdrawn Without Prejudice. Motion made & seconded to Grant Leave to Withdrawn Without Prejudice.

Roll call vote: Lopez: Yes. Butland: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 6-0 in favor.

*Mr. Capodagli joined the meeting.*

Site Plan Review - Progressive AE, Amazon Distribution Facility, 135 Intervale Rd. (new application)

Hearing opened. Present: Calvin Champlin, Jessica Schumer, Amazon, William Dreshler, CRE Mgmt. Brian Brewer, P.E., Kimley-Horn, Dan Hill, architect, Steve Goodman, Brad Griggs, Adam Gibson, traffic. Calvin introduced his team & turned it over to Brad Griggs. Amazon has re-evaluated the existing Simonds Saw bldg. & now propose to demolish it and build a new 98,000 sq. ft. facility that more suits

Amazon's needs. Plan dated 3/24/21 reviewed. Approx. 14 tractor-trailers arriving per day, mainly during the overnight hours. Packages arriving from overnight deliveries are sorted to get ready for the AM deliveries. They work with 3<sup>rd</sup> party delivery employees who start deliveries > 9:30 a.m., after the morning rush. There are 30 vans in each wave on 10-hour delivery routes. Vans will be registered in Mass. & will pay excise tax in Fitchburg.

Brian Brewer, Kimley-Horn: Additional parking has been provided on additional 5 acre parcel they are acquiring on the east side of property, on the Lunenburg side of the city line.  
Employees: 50-75 FT, several hundred van drivers work for an independent 3<sup>rd</sup> party management company. Parking: 694 pkg. spaces provided on site, 234 employee spaces, 460 van spaces.

Dan Hill, Progressive AE reviewed floor plan. Trucks will unload on the east side of bldg., packages travel on conveyors to inside the bldg., are sorted and delivered to vans waiting in the southern portion of the bldg. Bldg. construction materials: Concrete panels 45 ft. high. Colors: light grey & blue at top, like Amazon's logo.

Adam Gibson, Traffic Impacts: An est. 14 tractor trailers every 24 hours, principally 10 p.m. - 8 a.m. All trucks come from the west via Bemis & Intervale Rd & will enter via the eastern driveway. Vans & employees enter the western driveway and leave via the eastern driveway. An est. 65% of vans trips out to Poplar/Summer Sts., 35% westerly to Intervale/Bemis.

Comments from Depts. reviewed. Commissioner Bosonetto had suggested that the portion of Intervale under the RR bridge could be made one-way northbound to Summer St.  
Adam: That would push traffic onto other streets.

Public comments:

Stephen Ball, Melrose St. wants no Amazon vehicles cutting through Mack Rd. & Robert St., stay on Intervale & Poplar.

Calvin is willing to discuss w/ the City traffic improvements in the area in which Amazon can participate.

Bettina Conklin, Derby Ct. - NO one-way under RR bridge, shouldn't cause inconvenience to local resident who would need to change how they get to their homes.

Where will demo material go? Concern that it would go to the Fitchburg/Westminster landfill which already has a limited life span. Amazon estimates that demolition will take 2-3 months. Debris must go to a qualified landfill that takes construction & demolition debris. They will inform City as to where the debris is being taken. Cost of demolition: TBD.

Board comments:

Ms. Caron: Noticed dumping on the trail to the right of the RR underpass adjacent to the tracks. Area is owned by MBTA. DPW will alert them of this.

Timeline of project if approved? Calvin: Open by August 2022.

Brian Griggs: Amazon's "legacy sites" (existing structures converted into distribution centers) have more parking issues & are not as well-designed as those built from scratch.

Ms. Butland stated that she had rec'd a call from Councilor Walsh who had another meeting tonight, but expressed her support for the project.

Mr. Fontaine rec'd a communication that the carpenters union supports the project.

Could there be a MART bus stop near the site? Amazon will pursue.

Ms. Caron noted that with Site Plan Review the Board is limited in their ability to place conditions.

Ms. Caron asked if the Board had enough information to take a vote, or wait for final comments from Tighe & Bond?

Mr. Fontaine: Use is permitted by right, the Board can't deny the plan, traffic comments area relatively minor, suggested that the hearing be closed and condition the approval that T&B's comments be satisfactorily addressed.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to close the hearing. Vote in favor.

Motion made (Mr. Fontaine) & seconded (Ms. O'Kane) to Approve the Site Plan, subject to conditions:

- Utilize Fitchburg or nearby contractors and sub-contractors where possible.
- Remove or repair and resurface the existing concrete wall along Intervale Road frontage (confirm if wall removed in new site plan).
- Remove barbed wire fencing (confirm if removed in new site plan).
- If, in the future, site access to Airport Rd. over the parcels to the southeast parcels is feasible, the applicant will work with the City of Fitchburg to explore direct access to Airport Rd.
- Vans based at facility must be registered in municipality for excise tax benefit.
- Delivery schedule for vans will be off-peak hrs., as described in the Site Plan Review materials submitted. If operations become substantially different, applicant shall notify Planning Board in writing & apply for formal modification of SPR approval.
- All trucks & vans shall avoid idling for more than 10 mins. when loading/unloading.
- Require notice to municipality of posting for jobs at facility for local advertisement.
- No vehicle maintenance will be allowed on-site.
- Within 12 mos. of operations, provide City with an evaluation of actual vs. projected vehicle trips; if traffic exceeds estimates, operational adjustments to be explored; if such adjustments are not effective, City reserves right to impose additional conditions on facility to bring actual traffic impacts in line with projections.
- Provide City with updated phone numbers and email addresses for responsible individuals employed at facility who can respond to operational problems raised by the conduct of the business in the city.
- Subject to satisfactory response to Tighe and Bond review comments (4/12/21).
- Subject to satisfactory response to Department review letters.
- Contact Fitchburg Historical Society and try attempt to save the historic cornerstones.
- Construction to be during permitted hours only.
- In the Traffic Study Report it was recognized that Mack Rd. & Robert St. should not be utilized for cut-through traffic. The tenant will educate its employees and encourage them to utilize Intervale Road/Poplar Street to access Bemis Road or Summer Street.
- **In consultation with DPW:**
  - Add signage along westbound Intervale Rd./Poplar St. indicating that trucks are entering the roadway and that there is a hidden driveway ahead. All vegetative obstructions around the site driveways to be removed.
  - The sight distance for vehicles traveling westbound along Intervale Rd towards Bemis Rd. and looking southbound is obstructed by overgrown vegetation. Remove all vegetative obstructions at this intersection.
  - Warning signs should be posted along westbound Intervale Rd. in advance of the railroad bridge overpass.
  - Recommended to add a Manual on Uniform Traffic Control Devices (MUTCD) R1-1 (Stop) sign at the intersection of Bemis Rd. & Intervale Rd. traveling westbound along Intervale Rd.
  - Explore alternative technologies to improve safety of approaches to the bridge. Repaint (yellow) bridge abutments edges and/or install (retro-reflective) markers on both sides of bridge (to aid approaches) – consult with DPW.
  - Work with DPW to improve pedestrian and traffic safety along Intervale Rd. (sidewalk, signage, bridge and pavement improvements).

Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes. Caron: Yes. Vote 7-0 in favor.

*Ms. Caron had to leave the meeting.*

Site Plan Review - MKEP 770 LLC, 50 Frankfort St. - conversion to 16 multifamily units

Hearing re-opened. Present: David King, REMAX Patriot Realty & Dennis Piper, 62 Frankfort St. David updated Board, they're still exploring parking options and are in discussion with the adjacent Seventh Day Adventist Church to lease parking spaces on the church's property. There would be no additional condos on the church parcel.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to continue the hearing to May 11<sup>th</sup>.  
Vote in favor.

Special Permit & Site Plan Review - Puputti, 0 Bennett Rd., Waiver of driveway length & setback

Present: Chris Anderson, Hannigan Engineering, Marissa Puputti, applicant.

The applicant proposes to construct a single-family dwelling, septic system and driveway on a vacant 12-acre parcel. The proposed driveway is approximately 650 feet long and at its closest point will be approximately 4 feet from the side property line shared with 13 Bennett Rd. Relief is being sought for both the driveway length (650 ft., greater than the 500-foot limit in Sec. 181.7511) and approx. 4 feet side setback, less than the 10-foot minimum setback in Sec. 181.7512.

The driveway will follow the location of an existing narrow cart path, but will be widened to 12-feet. A turnout for emergency vehicles will be provided approx. 450 ft. from street. An existing collapsed 30-inch culvert will be replaced with an open bottom box culvert. A Notice of Intent is currently pending with Conservation. New dwelling will be near the man-made pond on site.

Motion made (Mr. Fontaine) & seconded (Mr. Capodagli) to close the hearing. Vote in favor.  
Motion made (Mr. Fontaine) & seconded (Ms. Koeck) to Approve the Special Permit with conditions:  
Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. O'Kane: Yes. Fontaine: Yes. Koeck: Yes. McGrath (Associate member, sitting in the absence of Ms. Caron: Yes. Vote 7-0 in favor.  
(Note: Vote on the Site Plan Approval is 6-0 as Ms. McGrath is not eligible to vote on site plans)

**OTHER BUSINESS**

112 Sheldon Rd. – Notice of conversion from MGL Ch. 61A

Notice rec'd of proposed conversion of 37 acres remaining from the former Daigle parcel on Sheldon, Williams & McIntire Roads. Asking price: \$375K. City has right to match offer but it's very unlikely.

Motion made (Mr. Fontaine) & seconded (Mr. Lopez) to recommend no objection to the petition.  
Roll call vote: Lopez: Yes. Butland: Yes. Capodagli: Yes. Koeck: Yes. O'Kane: Yes. Fontaine: Yes.  
Vote 6-0 in favor.

**COMMUNICATIONS**

Zoning Ordinance update

Revised Zoning Ordinance went to a First Reading at April 1<sup>st</sup> City Council. Some minor corrections were made & were to be reviewed at tonight's Legislative Affairs Committee meeting. A Final Reading is scheduled for the April 21 City Council agenda.

Meeting Minutes

Action on March 9<sup>th</sup> minutes deferred until next meeting.

Motion made & seconded to adjourn. Vote in favor.  
Meeting adjourned: 10:21 p.m.

Next meeting: May 11, 2021.