

Call to Order:

The Planning Board Meeting was called to order at 7:30 PM on April 28, 2020 via Cisco Webex online video conferencing platform. Present were Chair Zach Bergeron; members: Rocky Leavitt, Ann Knowles, Neil Magenheim, Vincent Chiozzi, and Morgan von Prelle Pecelli. Also present were Jacki Byerley, Planner, Tom Urbelis, Town Counsel, Michael Lindstrom, Deputy Town Manager, and Paul Materazzo, Planning Director.

Town Meeting Warrant Article 44 – Bald Hill and Tewksbury Street Land Swap

Tom Urbelis presented the Town Meeting Warrant Article to the Board. Mr. Urbelis stated that the current uses taking place on the Bald Hill site have not been properly authorized by the state. The Town has determined that the land swap designated in the Town Meeting Warrant Article is a solution to bring the Town into compliance with the state. The Bald Hill site would be placed in the care, custody, and control of the Selectboard and the Tewksbury Street site would be placed in the care, custody, and control of the Conservation Commission. Special legislation is required to authorize the land swap, which is why the Town needs Town Meeting approval. The Selectboard and Finance Committee have approved the article.

The Board had no issues with the Town Meeting Article number 44. Mr. Magenheim made a motion to recommend Town Meeting approval of warrant article number 44. Ms. Knowles seconded the motion. Mr. Bergeron conducted a roll call vote with a unanimous approval.

Town Meeting Discussion

The legislature signed an act to allow the Town to postpone Town Meeting until after June 30. The Town plans to hold Town Meeting on June 22.

Burtt Road Development

Mr. Peter Ellison, the applicant's civil engineer, presented changes that have been made to the development plans which bring the plans into compliance with wetlands regulations. Due to the regulations, the total square footage of the development has been reduced to 206,000 square feet of building structure. Mr. Ellison also reported that changes were made in accordance with the Board's stormwater report and have since received a clean letter stating that all comments listed in the report have been addressed.

Ms. Byerley reported to the Board that the wetlands line and vernal pools on the site have not been approved by the Conservation Commission. There is a possibility that there could be a shift in the plans due to the location of the wetlands line and the vernal pools. The Board can condition that if the applicant were to shift their plans, the applicant would have to come back to the Board for approval. The Board would have to determine whether the applicant must come back through the public hearing process again. This scenario would be consistent with what the Board has done in the past.

Mr. Leavitt asked the applicant where they stand with the Town of Tewksbury. The applicant responded stating the both Tewksbury boards involved in the adjudicative process have approved the project about two or three weeks prior to this meeting. The applicant now must wait for the lapse of the appeals process in Tewksbury.

Mr. Leavitt also wanted to see where the applicant was on addressing the Board's concern with the road width. Mr. Ellison shared a view of a two tractor trailer trucks passing by one another on a 26-foot roadway. Andover Safety is comfortable with the 26 ft roadway. The applicant must conduct a final survey to make sure they are designing a roadway which complies with slopes and wetlands. The applicant will provide a design of the pavement as a condition of approval.

The Board inquired about the applicant's plan to provide enough water pressure for the fire prevention system in the proposed warehouses. The Town Fire Safety (Fire) and Department of Public Works (DPW) prefers to have a looped water main for this type of construction to provide the necessary water pressure. In this case, the applicant has stated that a looped system would not make sense financially. In the interdepartmental review concerning this project, DPW stated that they would be okay with a dead end if Fire is okay with it. The Board is waiting on a response from Fire at this point.

The Board addressed the use of River Street to the applicant's development. They decided that it would be allowed for people coming and going to work, but not for truck traffic.

Ms. Knowles made a motion to continue the public hearing until May 12 at 7:35 PM. Mr. Leavitt seconded the motion. Mr. Bergeron conducted a roll call vote with the board unanimously voting to continue the public hearing.

Adjourn

Mr. Leavitt made a motion to adjourn the meeting. Mr. Magenheim seconded the motion. Mr. Bergeron conducted a roll call vote with all members voting affirmatively.

Documents

Town Meeting Warrant Article 44:

1. Town Meeting 2020 Preliminary Warrant
2. Land Swap Narrative – Email from Michael Lindstrom to Paul Materazzo (4/24/20)

Burt Road Development

1. Storm Water Peer Review – Horsely Witten Group (3/23/20)
2. Definitive Subdivision Plans
3. Memo to Planning Board from Jacki Byerley (4/24/20)
4. Burt Road Improvements Concept (2/4/20)
5. Burt Road Improvements Concept (2/27/20)
6. Burt Road Section
7. Post Development Drainage Plan
8. Pre-Development Drainage Plan
9. Site Plans (2/27/20)