

## PLANNING BOARD

DATE: December 8, 2022

TIME: 6:00 P.M.

PLACE: Hybrid In-Person/Zoom Virtual Meeting

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Pedro Pachano; Jonathan Hankin; Malcolm Fick;  
Jeremy Higa, via Zoom  
Associate Member Jackie Kain  
Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:02 P.M. She read the opening statement, revised by Governor Baker on July 16, 2022, from the agenda. She said the meeting was being recorded.

Ms. Nelson also read Section 241-1 of the Town Code.

Mr. Higa participated remotely. Ms. Nelson, Mr. Hankin, Mr. Pachano, Mr. Higa, Ms. Kain and Mr. Rembold met in person at the Town Hall.

Ms. Nelson called for roll call attendance:

Mr. Higa, via Zoom, present; Mr. Fick, present; Mr. Hankin, present; Mr. Pachano, present;

Ms. Kain, present; Ms. Nelson, present

### **FORM A's:**

There were no Form A's presented.

### **MINUTES: NOVEMBER 22, 2022**

Mr. Hankin made a motion to approve the minutes of November 22, 2022 as amended, Mr. Fick seconded.

Roll call vote: Mr. Higa aye; Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Ms. Nelson, aye

### **COMMON DRIVEWAY: 374 MAPLE AVENUE**

Attorney Syd Smithers from Kain, Hibbard, Myers, was present on behalf of Alan Strassler and Abbie Strassler for a common driveway on Maple Avenue. Al Thorp from Accord Engineering was also present.

Mr. Smithers said he is representing the Strasslers who have owned the 104 acres of land off of Maple Avenue since 1970. He said David Strassler had the land surveyed and conveyed to his daughter and son. He said there is another lot to be served by the common driveway that is the sole means of access to the property.

Mr. Smithers said Mr. Alan Strassler is planning to build a new house on his lot. He said the common driveway will serve three dwellings.

Mr. Hankin said the driveway will provide an easement to one lot that is landlocked.

Ms. Nelson said that is a currently existing situation. She said the driveway currently serves two houses. The common driveway will a third lot so it meets the requirements.

There were no questions from the Board.

Mr. Hankin made a motion to approve the common driveway permit for 374 Maple Avenue, Mr. Fick seconded.

Roll call vote: Mr. Higa, aye; Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Ms. Nelson, aye

### **SPECIAL PERMIT PUBLIC HEARING: 148 MAPLE AVENUE**

The Board received a special permit application 148 Maple Avenue, LLC for the conversion of a former nursing home to a multifamily use at 148 Maple Avenue. The application was filed per Section 8.10 and 10.4 of the zoning bylaws.

Mr. Hankin made a motion to open the public hearing, Mr. Fick seconded.

Roll call vote: Mr. Higa, aye; Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Ms. Nelson, aye

Members of the Board conducted a site visit prior to the meeting.

The public hearing was opened at 6:11 P.M.

Nicholas Arienti from Hellman, Shearn and Arienti was present to discuss the application along with Charles Goldman, one of the managing partners for the Goldman Group, applicant. Also present was K. Hoffman, architect for the project.

Mr. Arienti said the applicant proposes to convert the former nursing home use into a multifamily housing use. He said the conversion requires a special permit from the Planning Board. He said the 30,000 square foot building was constructed in 1969. He said there has not been much change since it was originally built. He said the building is three stories, two stories above ground.

Mr. Arienti said the proposed apartments include, 12 one bedroom units, 16 two bedroom units and 2 three bedroom units. He said there are no significant modifications to the footprint. He said there is not increase in height. He said the entire structure, including the façade, will be cleaned up. The vestibule will be improved inside.

Mr. Arienti said the site will be maintained. He said there will be 47 parking spaces exceeding the requirement of 8.10. He said there will be lighting along the driveway to comply with the bylaw. He said there will be some landscaping in planters and there will be limited plantings added.

Mr. Arienti said the driveway will remain as it exists. He said the driveway will be one-way entering from the east side of the property and exiting from the west side.

Mr. Goldman said he and his partner(s) are excited about the project. He said he is excited to bring something to the community. He read a statement that provided information about his company.

Mr. Goldman said the building will be converted into 30 condominiums. He said the project will retain the existing structure in its entirety. He said the interior hallways will be retained. The project will have hardwood flooring, crown molding and granite countertops. He said there will be a fitness center in the building. He said there will be employment opportunities.

Ms. Nelson asked if the pavement will remain. She said the plans show little changes to entrance and front façade footprint.

Ms. Hoffman said there will be as minimal change as possible to the building. She said there will be some change to make the building look less institutional. She said the entry will be enclosed. Some balconies will be added for more daylight on the south, east and west sides of the building. She said the footprint will not be expanded. She said the building will be made more aesthetically pleasing and more inviting without taking away the character that exists.

Mr. Arienti referred to page A201 of the plans that shows a finalized elevation.

Ms. Nelson asked if there were questions from the Board.

Mr. Fick asked what the target market will be.

Mr. Goldman said it is hard to predict. As these will be newer units, he said he would rather not say what the target market will be.

Mr. Hankin said there are a lot of things in the plans that don't agree with the elevations. He asked what the two story piece is proposed on either end of the building.

Mr. Goldman said the front of the building will be improved to make the building look newer. He said there will be aluminum cladding or stucco on the left and right side.

Mr. Hankin said there is a window shown in one of the units that doesn't show on the elevation. He said he isn't sure why there aren't windows being put on the south side. He said on the second floor, above the entry, it is unclear what it is or how to access it.

Mr. Goldman said there are parallel windows on the left and right side on both the first and second floors. He said some windows will be eliminated but there is no bedroom space in those areas.

Mr. Goldman said there will be an open atrium for the lobby. He said the condo windows will be eliminated so no one will be able to look into the atrium.

Mr. Rembold said the current plans show windows looking into the atrium. He said the Board doesn't have the current layouts.

Mr. Goldman said the windows had been eliminated.

Mr. Pachano said the Building Code would need to be checked to make sure light and air requirements are met.

Ms. Hoffman said she is reviewing the light and air requirements in the International Building Code.

Mr. Hankin said the basement, unit 242, is not above grade. He asked how there can be windows.

Ms. Nelson said it appears a window will be created on the south side.

Mr. Goldman said all basement units require a means of egress. He said the window wells will provide egresses. He said the second story porch will be demolished on the west side.

Ms. Hoffman said there will be dry wells for water mitigation.

Mr. Hankin asked if there is an elevation for that.

Ms. Hoffman said they will be 4-6 feet above grade.

Mr. Hankin asked about fencing.

Ms. Hoffman said there will be retaining walls.

Mr. Hankin asked if the main entrance will be accessible.

Ms. Hoffman said she has been coordinating with the Building Inspector to provide ramp access on the rear side. She said there is a review process to have the proper accessibility.

Ms. Nelson said the ramp and accessibility needs to be shown on the plan. She said we need to review those plans. She said this Board needs more information.

Mr. Rembold said if the front is to be made accessible the Board will have to have more details.

Mr. Hankin said there are four handicap parking spaces. He said they need to be relocated to provide more accessibility.

Ms. Nelson said a photometric plan will need to be provided for the building and parking area, review of the handicap parking accessibility will need to be provided to see how it complies with code. She asked about the adequacy of the sewer and water.

Mr. Arienti said the Superintendent of the Waste Water Treatment Plant has said there is sufficient capacity for the project.

Ms. Nelson asked if there will be signs for the building.

Ms. Hoffman said we are only showing the existing monument sign. She said there are no other details.

Ms. Nelson asked for a schedule of signage including location. She asked if mail will be received on site.

Mr. Goldman said there will be a mail room.

Ms. Nelson said there is no landscaping proposed. She asked that a landscape and lighting plan be provided. She said no light should leave the property. She said the Board prefers the light temperature to be no more than 3,000k. All lighting is to be Dark Sky compliant. She said the plans need to show the type of light fixture, the mounting height of the lights and cut sheets for the fixtures. She asked for more detail of the front façade color and the color of the material to be used on the façade; will it be dull or shiny.

Mr. Goldman said the front façade will be glass and aluminum or stucco. He said the tone hasn't been discussed. He said something that works well with the brick will be used. He said the separations will be black. He said the stucco color will be something that works well with black and the brick.

Ms. Nelson asked for a palate of colors. She said we would like to communicate more specifics to the public.

Ms. Nelson asked if there will be large letters on the canopy that looks like it protrudes.

Mr. Goldman said nothing is set in stone. He said it is an idea. He said the canopy is part of the building.

Ms. Nelson asked if there will be lighting under the canopy. She said no up-lighting under the canopy. She asked that details of what is intended be provided. Ms. Nelson asked if there will be pads for HVC equipment.

Mr. Goldman said the HVC equipment will be mounted on the roof.

Mr. Arienti said the roof units are existing.

Ms. Nelson asked if there will be a dumpster for garbage. She asked if there would be a pad for a dumpster. She asked if there will be a super for the building for garbage service or will residents bring their garbage out themselves.

Mr. Goldman said the residents will take out their garbage.

Mr. Hankin asked where the handicap spaces will be located.

Ms. Nelson asked that the information be provided.

Mr. Higa said he hopes the applicant will research how to price the units.

Ms. Nelson opened the hearing up for public comment.

Jeffrey Purcell said his mother, Carol Purcell, is an immediate abutter. He said if each of the 30 units has two people with cars there won't be enough parking. He said traffic in the parking lot could be an issue.

Linda Trafficanti said the parking issue is a challenge. She said the traffic in and out of the site is a nightmare for the street. She said there are too many units for the space.

Richard Shimmons from 180 Maple Avenue said the garbage will be a problem with bears. He suggested there should be a fence around the dumpster. He said he is concerned about the end closest to his property. He asked how close the building will be.

Mr. Goldman said the plan is to demolish the porches on that end of the building and add balconies. He said there will not be an entrance on that side.

Mr. Rembold said the applicant had submitted updated plans.

Ms. Nelson said the south elevation faces 180 Maple Avenue. She said the plans show that large windows will be converted to sliders or French doors and balconies.

Mr. Goldman said a stone retaining wall with a glass rail will be installed to match the design of the balconies.

Mr. Shimmons asked Mr. Goldman if he would be willing to plant trees between his property and the project. He said he is concerned about people looking out on my deck.

Mr. Goldman said he would be willing to plant trees.

Ms. Nelson said that building mounted lights on that side have to be shielded.

Ms. Kain asked what her experience would be if she was in a basement apartment.

Mr. Goldman said the intent is for the apartment to not feel like it is in a basement. He said he expects there to be natural light in spacious units.

Mr. Purcell said the site plan, page 101, shows planters along the east side. He said it appears the planters will partially cover some parking spaces. He said light from the east side will shine on Carol Purcell's property. He asked that the lights be prevented from shining into the house. He said he wanted this request on the record.

Mr. Pachano said it is part of the bylaw to prevent light from spilling on adjacent properties.

Mr. Goldman said there is no intent to have light shine on abutting properties.

Mr. Purcell asked about headlights.

Ms. Nelson said there could be screening for headlights.

Mr. Hankin said the architect graphic scale on the drawings is hidden in the staples.

Ms. Hoffman said she sees that.

Ms. Nelson listed the additional information for the applicant to address at the next meeting so the permit can move forward.

--Design façade

--Site accessibility of handicap parking spaces

--Lighting photometric plan

--Consult with the Tree Committee for tree species

--Details on the front façade canopy including signage or anything proposed to be on the canopy

--Signage of any type

--Access to the front of the building

Mr. Rembold added a photo or some type of visual of the proposed dry well.

Mr. Higa added a bear safe dumpster.

Mr. Fick suggested screening of parking.

Mr. Purcell expressed concerns about the parking and traffic. He said he lives in that area. He said there is a disconnect between the bylaw and the number of people who live there. He said he wanted it stated that these are our concerns and issues.

Ms. Nelson said the plan exceeds the number of required parking spaces by 17.

Mr. Purcell said it is basic arithmetic. He said he is concerned for himself and neighbors.

Ms. Nelson said she understands. She said the Planning Board had a lot of discussion about parking requirements. She said the Board tried to strike a balance. She said she appreciated the comment.

James Garzon asked if there would be a commercial use on site. He said there was reference to a dog grooming area.

Mr. Goldman said that will be a tenant amenity. It will not be a commercial space.

Mr. Hankin made a motion to continue the public hearing to January 12, 2023 at 6:00 PM, Mr. Fick seconded.

Roll call vote: Mr. Higa, aye; Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Ms. Nelson, aye

#### **SITE PLAN REVIEW: 79 BRIDGE STREET**

Mr. Higa recused himself from the discussion.



The Board members conducted a site visit prior to the meeting.

Attorney Kate McCormick was present with applicant Vijay Mahida and Matt Puntin from SK Design to discuss a modification of a previously approved site plan review for 78 Bridge Street.

Ms. McCormick said the original SPR was approved in 2016 then modified in 2019. She said this application is for modifications to the SPR modified in 2019. She said there is no change to the use of an 88 room hotel. She said there are no substantial changes to the special permit that was issued. She said the change is a reduction in the size of the building footprint. She said the original permitting was a long process requiring multiple meetings. There was a lot of technical work done for the building. She said some work was done, then Covid hit and that changed the scope of hospitality lenders. The lenders didn't want to be involved. She said Mr. Mahida has a lender for the project but the lender wants 100% complete building drawings. She said we now need to finalize what will be built to secure the lender. She said that is what has brought us back with the changes to the SPR. She said the 88 room will remain as proposed but the restaurant will be removed. She said no other services will be taken away.

Mr. Puntin showed the site plan on the screen that showed the original footprint that was approved and the revised footprint that is smaller. He said the building footprint is proposed to be 4,000 square feet smaller than what has been approved. He said there will be more green space to work with.

Mr. Puntin said the plan requires 88 parking spaces. The proposed plan has 100 parking spaces. More parking will be provided in the area where the gym was located.

Mr. Puntin said the lighting plan has 25 foot light poles in the parking areas. He said the lighting plan was prepared by a lighting engineer. He said he can find the light fixture to share.

Ms. McCormick said the specs are there but there isn't a photo shown.

Mr. Puntin said the drainage is the same as previously approved. There are structures in the parking lot. He said there is less impervious surface than the previous plan because the building is smaller and there is more green space.

Mr. Puntin said he did the landscaping plan based on the original submission. He said there will be shrubs and trees similar to what was on the approved plan.

Ms. Nelson said the sewer easement goes through the property.

Ms. McCormick said the easement was given back to the Town. She said the easement was left off the plan when property was sold to Iredale. She said the easement has been recorded in the Registry of Deeds.

Mr. Puntin said there will be electric charging stations in the north parking lot. They have been relocated closer to the building.

Ms. Nelson suggested thinking about a three phase service and a transformer pad.

Mr. Mahida said the charging stations plan is similar to what is at the Coop.

Ms. Nelson said some have a separate transformer and it takes a lot of space.

Ms. McCormick they would be willing to relocate the parking.

Ms. Nelson said if it is an amenity you will want it to be seen. She asked about the retaining wall along School Street. She said it is a stone wall with railings.

Ms. McCormick said it was identified in the previous approval. She said the parking lot side of the wall is softened with plants.

Mr. Puntin said trees can get large so it doesn't make sense to plant trees. He said there will be smaller plantings.

Ms. Kain said we don't want to see cars from School St..

Mr. Mahida said you will see less than can be seen now.

Ms. McCormick said the parking lot will be lower so fewer cars will be seen.

Mr. Hankin asked about the gate at the west parking lot.

Mr. Puntin said there will be a gate so the parking will not be used by people who are not guests.

Mr. Mahida said the parking will be for employees and registered guests.

Mr. Puntin said the main entrance to the building will be in the back.

Mr. Mahida said room keys will open the gate.

Mr. Fick asked if the entrance in the back will be gated.

Mr. Mahida said yes.

Mr. Puntin said the intent gets complicated. He said back parking lot will be gated. He said there are four parking spaces dedicated to the Riverwalk. The four spaces are not part of the 100 spaces for the hotel. He said the Riverwalk spaces are proposed on the west side in the back near the dumpster. He said it is a challenge to provide those parking spaces.

Ms. Nelson asked if there will be path from the parking spaces to the Riverwalk.

Mr. Puntin said he thinks there can be a connection.

Mr. Hankin asked if there will be a gate from Bridge Street.

Mr. Puntin said there will be a gate on the east side.

Mr. Mahida said there will be a number for people to call for registration. Calling that number will get people buzzed into the property.

Ms. McCormick said there will be signage to direct people.

Mr. Pachano asked what the Bridge Street side is for.

Mr. Mahida said there will be a porch on the front of the building.

Ms. McCormick said there will be a pedestrian walkway from the building to Bridge Street.

Mr. Pachano asked what is the purpose of the driveway?

Ms. Nelson said it provides fire access.

Mr. Pachano asked about the west elevation. He said there is a blank façade with no windows.

Mr. Mahida said there are heating and cooling units for each room. He said there will be windows on the School Street side.

Mr. Pachano said he had concerns about the blank façade.

Mr. Rembold said there are king suites in that part of the building. He said it might be a drawing error. He said that can be checked.

Mr. Hankin said it is a challenge to have two primary entrances. He said Bridge Street will be the front of the building so it needs to be welcoming. He said he likes the driveway.

Ms. McCormick said there was a lot of planning to get the original permit. She said we are here now trying to get bring the plan to life. She said we are not making a lot of changes. She said we don't want to get hung up on details that are not changing.

Ms. McCormick said this is not the first hotel project for this client. He knows the logistics and is willing to take comments.

Mr. Fick said the part of the building being lopped off is the part without windows.

Ms. McCormick said she believes the architectural plan. She said she doesn't think there is any change in the plan.

Ms. Nelson asked if the information can be provided.

Mr. Pachano said he just wanted to know how it will work.

Ms. McCormick said she understands. She said she is requesting not to talk about things that have not changed.

Mr. Mahida said he has an opportunity to get financing. He said Ms. McCormack will the the information.

Mr. Hankin said there is an island in front that doesn't agree with the landscape plan. He said one has a walkway and the other doesn't show a walkway.

Mr. Puntin said there is a sidewalk that circles the driveway.

Ms. Nelson said ten parking spaces were added. She asked if those parking spaces are needed. She said lawn space would be a great event space. She said it is a lost opportunity for an additional amenity.

Mr. Mahida said the previous plan had 101 parking spaces. He said he wanted to maintain the extra spaces.

Mr. Hankin asked if it was considered to put bollard lighting in the front. He said there are pole lights proposed that could detract from the building.

Mr. Puntin said he can't speak for the electrical engineer.

Mr. Hankin said bollards would make the building more important.

Ms. Nelson agreed. She said the 25 foot light poles in the main parking lot could lower to be more in scale so the lighting won't illuminate the first floor rooms.

Mr. Mahida agreed to the suggestion and said it would be noted.

Ms. Nelson read through the SPR criteria. Comments included:

- update the landscaping plan to show the vegetation on the School Street side.
- 20 foot poles instead of 25 foot poles, lighting will be no more than 3000k, more pedestrian scale lighting for the pedestrian walkway
- Provide information on the blank façade

Ms. McCormack asked if there is any way to get approval quickly.

Mr. Pachano made a motion to approve the SPR contingent on updates for the landscaping along School Street, lighting as discussed and façade elevations, Mr. Fick seconded.

Mr. Rembold suggested that the discussion has been specific enough that when plans come in it will be easy to determine that everything discussed has been met. He said the Board can say this is what it wants and go with the submittals.

Mr. Fick asked if we require a 20 foot light pole.

Mr. Rembold said we recently have approved 20 foot light poles with a 3,000k light.

Mr. Mahida said he will agree to 20 foot light poles, bollards and 3,000k lights. He said he will provide the landscaping plan for School Street.

Ms. McCormick said the landscaping on the wall is not a place for plants with a deep root system. She said shrubs and/or grasses would be more suitable. She said we will agree with what has been suggested.

Mr. Fick made a motion to approve with conditions for 20 foot light poles with a maximum light temperature of 3,000k; replace the poles in the front of the building with bollards; plant something on top of the wall to soften the area.

Mr. Pachano said he isn't about softening the wall but rather providing a buffer.

Mr. Fick continued the conditions saying updated elevations and documents will be submitted to the Town Planners office.

Mr. Pachano withdrew the original motion. He seconded Mr. Fick's motion.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Ms. Nelson, aye

Mr. Higa rejoined the meeting at 8:23 PM.

**BOARD & SUBCOMMITTEE UPDATES/ISSUES & COCERNS:**

Mr. Higa said the CPC will meet to review step 2 applications on Monday December 12 at 5:00 PM and Tuesday December 13 at 4:00 PM at the Town Hall.

Ms. Nelson reminded the Board that it is time to review the Open Meeting Law and send the certificates to the Town Clerk.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said he didn't have a report.

**CITIZEN'S SPEAK TIME:**

No one spoke.

Having concluded its business, Ms. Nelson adjourned without objection at 8:26 PM.

Respectfully submitted,

*Kimberly L. Shaw*

Kimberly L. Shaw  
Planning Board Secretary