

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
January 13, 2016

The Middleton Planning Board met at a regularly scheduled meeting
on January 13, 2016 at the Fuller Meadow School,
143 South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:

Chairperson Christine Lindberg, Clerk Rick Kassiotis, members Erik Dalen, John Knott, and alternate
members Tony Tierno and Luciano Leone

Others present:

Katrina O'Leary, Town Planner

Chairperson Christine Lindberg called the meeting to order at 7:00 PM

Minutes December 9, 2015

MOTION: Made by John Knott to approve the minutes as written. Motion seconded by Rick Kassiotis. Vote 4-0 in favor, motion carried.

Chairperson Christine Lindberg appointed Luciano Leone as a voting member for tonight's meeting.

Continued Public Hearing – 7:00 pm – 161-163R N. Main Street Definitive Subdivision – Bay Development LLC

Represented by Jill Mann. They requested a continuance until the next scheduled meeting of the Planning Board on February 10, 2016 at which time they will provide an update.

MOTION: Made by John Knott to continue discussion at the next scheduled Planning Board meeting on Wednesday, February 10th meeting. Motion seconded by Rick Kassioti. Vote 4-0 in favor, Erik Dalen abstained, motion carried.

ZBA Recommendation - 4 S. Main St, Cumberland Farms, Inc.: Application for Special Permit/Site Plan Review

Represented by John Smolack & Phil Henry from Cumberland Farms, Inc. Seeking preliminary feedback regarding proposed redevelopment of site within the business zoning district. Applicant is proposing a redevelopment of the property with a new 4,513 sf retail convenient store and additional gas dispensers as well as redesigning the onsite entrance and exits to improve traffic flow. The building and gas dispensers will be in generally the same location as current but at a slightly different angle to allow for better traffic flow. They are proposing to eliminate the entrance/exit on S. Main Street/Route 114 closest

to the traffic lights. They are also proposing to move the entrance/exit on Maple Street closer to the traffic light/intersection to align with the driveway on the other side of the street. They will be adding 2 separate retaining walls behind the store along with enhanced landscaping throughout the site.

Architecturally they tried to keep the appearance of the store appealing to the Town especially due to it's location. They have made significant adaptations to their 'typical' Cumberland Farms to keep more in the feel of the other buildings in the center of Town. The store will have a bit more of a residential feel with shutters, trim and the appearance of a 2-story building.

They are also proposing the addition of a patio along the right side of the building. Chairperson Lindberg raised a question as to why the addition of a patio. A slight concern it will encourage people/teenagers to hang out.

Traffic concerns --- Member Erik Dalen asked is there was any discussion of ways to cut down the site being used as a cut through between S. Main Street and Maple Street, such as speed bumps. According to Heather Monticup from Cumberland Farms there is no plan for these at this time. They conducted surveys of the traffic at the site and their results didn't raise any significant red flags of areas of concern.

Chairperson Lindberg also inquired as to their plan for snow removal. There is not a lot of area for snow storage. If a manageable amount they will push to the edges of the property as much as possible near the guardrail on the right side of the property. If the amount is too large, they will truck it offsite.

MOTION: Made by John Knott to provide a positive recommendation to the ZBA but requesting they consider moving the entrance/exit on Maple Street a bit further away from the intersection. Motion seconded by Erik Dalen. Vote 5-0 in favor, motion carried.

Other Business – Walnut Street Extension, Angelo Scippa: Certification of Plan under MGL c41, 81-X, Set surety amount, Accept surety, Release Restrictive Covenant

They were not prepared with all the necessary paperwork at this meeting. This item will be moved to the next scheduled meeting of the Planning Board on Wednesday, February 10, 2016

Other Business - Ohlson Way, PC Development Realty Trust: Request to waive Sidewalk Contribution in exchange for grant of Easement along Ipswich River

Represented by Jill Mann. The new owner of the Ohlson Way subdivision is requesting that the requirement to contribute \$10,000 to the Sidewalk Fund be waived in exchange for providing the Town with a Conservation Restriction along the Ipswich River. A Conservation Restriction is to maintain open area that cannot be given to the party who owns the property. This Conservation Restriction would be conveyed to Essex County Greenbelt and will be overseen by Town of Middleton.

MOTION: Made by John Knott to consider this request to be a minor modification to the existing plan. Motion seconded by Erik Dalen. Vote 4-1 in favor, John Knott dissenting, motion carried.

MOTION: Made by John Knott to allow the Conservation Restriction/Easement as proposed in lieu of the \$10,000 Sidewalk Fund contribution. Motion seconded by Luciano Leone. Vote 4-1 in favor, John Knott dissenting, motion carried.

Other Business - Zoning Amendments: Changes to the Use Table & Definitions, Development Schedule, Zoning Map

The Master Planning Committee has proposed changes to the Use Table in the zoning bylaw and staff has put together two “housekeeping” zoning amendments that make necessary changes to the zoning bylaw. The Use Table has always had some asterisks indicating exceptions - the goal is to eliminate as many asterisks as possible. The proposed revisions were provided to the members of the Board to review and provide any comments & feedback to Katrina O’Leary.

Adjournment

MOTION: Made by John Knott to adjourn. Motion seconded by Rick Kassiotis. Vote 5-0 in favor, motion carried. Meeting adjourned at 8:45 pm.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the February 10, 2016 meeting of the Planning Board.