



BILLERICA PLANNING BOARD
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BILLERICA

Matthew K. Battcock, Chair
Gary DaSilva, Vice Chair
Patricia Flemming, Secretary

Christopher Tribou
Blake Robertson
Janet Morris
Michael Riley

**Planning Board Meeting
Minutes
March 9, 2020- Room 210**

Attendance:

Matt Battcock, Blake Robertson, Gary DaSilva, Pat Flemming, Mike Riley, Chris Tribou, Janet Morris
Interim Planning Director- Denise McClure

The meeting was videoed by BATV

Pledge of Allegiance

B2 MINOR SUBDIVISION 8 CHESTERFIELD AVE

Matt Battcock-Can I get a motion to open the public hearing and to waive the reading of notice.

Blake Robertson-Moved

Seconded by Gary DaSilva

All in Favor-7

Opposed-0

Joe Shaw-22 Marlyn Road- The applicant requests to divide the land into 2 lots.

Janet Morris-Questioned the setback and side lot

Denise McClure-Explained that it is an existing lot and it is grandfathered in.

Joe Shaw-The side lot will be 15ft., not 7.5ft.

Matt Battcock-Can I get a motion to close the public hearing.

Seconded by Blake Robertson

All in Favor-7

Opposed-0

Matt Battcock-Can I get a motion to approve the B2 for 8 Chesterfield Ave waive the reading of notice.

Blake Robertson-Moved

Seconded by Mike Riley

All in Favor-7

Opposed-0

Minutes to be approved:

Matt Battcock-Can I get a motion to approve the minutes for 12/23/2019

Blake Robertson-Moved

Seconded by Mike Riley

All in Favor-6

Abstain-1 (Gary was absent from that meeting)

PLANNED UNIT DEVELOPMENT SPECIAL PERMIT 279 BOSTON ROAD (MAP 31-PARCEL 153-1)

Requested a continuance to March 16, 2019

Matt Battcock-Can I get a motion to continue the Public hearing for 279 Boston Road to March 16, 2019

Seconded by Mike Riley

All in Favor-7

Status of appeal for 9 Sterling Road-

Denise McClure-Town council is handling this. Any documentation that is sent to you, you can either give to Kerri or hold on to it yourself.

The board discussed further of the appeal of what could come out of it.

The Board wanted to know the status of the open position of the Director.

PUBLIC HEARING (Cont.) SPECIAL PERMIT 4 REPUBLIC ROAD (58 BLOCK 17 LOT 0)

The applicant is requesting to construct a 4,000 square foot structure intended to be used as a retail marijuana dispensary.

Mark Salviti-Attorney for applicant- Addressed the suggestions and the comments from the board with his Peer Review. They are filing for the variance with the BOA.

David Gianetti-Applicant-Update to Veterans park, it has been determined that from their lot line at 4 Republic Road. They ran 3 measurements from 3 different points from the Town own land. 517, 568 and 571 feet so they do comply with the 500 foot buffer.

He discussed floor plans and elevations of the building and outside décor.

They did receive an RFI from the state it about a 270 page application and they only kicked back 9 items and we have resubmitted.

Nietche Engineering- BETA has provided us with their responses in regards to traffic and as such, a revised traffic impact report has been generated by Nietche Engineering as well as the appropriate appendices. This information has been provided to The Billerica Planning Board.

Discussing the Peer review from BETA and they are willing to work out all the comments.

Brian Geaudreau - Hancock Associates –We have prepared responses to BETA’s peer review consisting of storm water management, landscape planning and details as it relates to abutters and landscape appeal from Republic Road. Hancock Associates will provide an update.

Blake Robertson-I paced off it off today and I came up with 500 ft. He is still not satisfied with proximity He pointed out from the corner of the water treatment center to the bocce courts.

Mark Salviti-Attorney for applicant- Showed Blake that it is over 500 ft.

Pat Flemming-It says 48 spaces for parking that is the total correct and includes that employees and how many employees will you have.

David Gianetti-Applicant That is correct. We will have up to 15-20 employees per shift.

Gary DaSilva-Discussed sidewalk fund to applicant

David Gianetti-Applicant-Discussed his host agreement to the Town of Billerica, He would agree to the sidewalk fund but with a condition of being open over 365 days.

Mike Riley- Would like some educational pamphlets at the dispensary

David Gianetti-Applicant-Explained that it is required because of the regulation

Matt Battcock-I need a motion to close the public hearing

Mike Riley-Motion to close the public hearing

Seconded by Gary DaSilva

All in Favor-7

Matt Battcock-I need a motion to approve the Special permit for 4 Republic Road with all the conditions from our bylaws and the ones that we added tonight

Moved by Mike Riley

Seconded by Gary Dasilva

In Favor-6

Against-1-Blake Robertson

495 REAR BILLERICA AVE SPECIAL PERMIT & SITE PLAN SPECIAL PERMIT

The applicant proposes to the replacement of an existing industrial operation with a new 775,263+/-sq. ft. commercial building with integrated surface parking loading facilities and on-site infrastructure improvements at 495 Rear Billerica Ave

Matt Battcock-Can I get a motion to open the public Hearing

Gary DaSilva-Make a motion to Open the public hearing for 495 Billerica Ave Special Permit and waive the reading of the notice

Seconded by Mike Riley

All in favor-7

Robert Buckley-Remier/Braunstein-The property we are proposing will be in Billerica/Tewksbury/Lowell. The developer seeks Planning Board authorization to permit the preplacement of an existing industrial operation with a new 775,263 +/- square foot commercial building with integrated surface parking, loading facilities and on-site infrastructure improvements. The project will provide marked improvements to the premises through drainage and landscaping enhancements and will result in overall economic benefit.

Conor Nagle-VHB-The project will entail the construction of an approximately 775,263 square foot facility, ancillary landscape improvements, access driveways, 393 automobile parking spaces and 329 trailer storage spaces. An emergency access connection to the abutting property to the south will be maintained. Utility improvements will include storm water management infrastructure, domestic and fire protection water distribution systems, sanitary sewer pump station and force main, electrical and gas connections.

Robert Michaud-MDM Transportation-The project does not significantly alter operating conditions compared to no-build conditions. However, the analysis indicates that certain physical improvements at the I-495 Interchange (exit 37) with Woburn Street and Mt. Pleasant Street intersection with Billerica Ave may be necessary to support operating conditions and future growth in the area independent of the project.

Gary DaSilva- Mentions Mt. Pleasant St Bridge and that no trucks should be taking a right out of the property

The Board discusses Mt Pleasant Bridge with the applicant

Mike Riley-Will the Billerica Police and Fire Respond down there? And they will have plenty of room to turn around?

Robert Buckley-Remier & Braunstein-Yes

Blake Robertson-Questioning the amount of bays

Robert Michaud-MDM Transportation-Packaging the pallets and assigned to a bay. Not every one of these bays will be used; it is more to do with the internal use.

Conor Nagle-VHB-Addressed were the trash/recycling compacters will be on the property

Janet Morris-Discussed sidewalks

Robert Michaud-MDM Transportation-the sidewalks will be enhanced to current standards. We are also evaluating a bus shelter.

Denise McClure-We have contacted BETA to do the Peer Review.

Blake Robertson-What is the remediation on site?

John Hennesey-Equity Partners- Currently it is ground water. It is all non-friable, a little bit of asbestos in the roofing material.

No Comment from the audience

Matt Battcock-Can I have a motion to continue this to April 13th

Moved by Janet Morris

Seconded by Blake Robertson

All in Favor-7

Adjournment

Matt Battcock-Can I get a motion to adjourn

Mike Riley-motion to adjourn

Seconded by Blake Robertson

All in favor-7

