

**Planning Board  
Regular Meeting  
Wednesday September 7, 2011  
Police Station Community Room  
7:00 pm**

**At 7:02 pm the Public Hearing was called to order.**

**Present:** Walter Gunn, Roy Johansen, Bruce Colton and Ken Taylor

**Absent:** Gerard Nolet

**Present at the meeting (as signed in):** Bev Parker, Barbara Smith, John Smith, Danny Territo, Donna Territo, Patricia Murphy and several other residents from the area.

***Pride Gas Station 1730 & 1734 Longmeadow St. continue Site and Design Review***

**Case number 20110601-1** Mr. Bolduc, Owner of Pride, Ms. Juliet Locke Certified Traffic Engineer, from Vanasse Hangen Brustlin, Inc. (VHB) were present at the meeting. Ms. Locke reviewed the revised site plan with the Planning Board. She reviewed in great detail the counts and intersection studies conducted. She reviewed the comments from the Town Engineer and addressed each one independently. The Board decided to accept the traffic study as an acceptable study. The Planning Board agreed that the plan submitted has a better traffic flow than the Chief's plan. Mr. Bolduc then reviewed the plan for the new proposed building including signage, noting that the LED lights will be removed, interior layout of the store, detailed lighting plan giving zero % spillover at the property line by installing hoods on the light fixtures.

There was much discussion regarding installing a sidewalk along the frontage of the location, as a sidewalk on either side of the Pride Station currently exists along Longmeadow Street. Mr. Bolduc stated that Pride would install a sidewalk if mandated by the Board. Mr. Gunn stated that public input would be considered for regarding this decision.

**Public Comment-**

John Smith; South Avenue- Mr. Smith is against sidewalk north to south in front of the store and shared a concern with the exit on South Avenue as an existing fence creates a blind spot. Mr. Bolduc stated he would remove the fence if directed to do so.

Mr. Territo Booth Street- Mr. and Mrs. Territo have large concerns with the fumes during gas deliveries. Mr. Bolduc stated that as required by law, the air is tested bi-annually and suggested that the residents contact the DEP to come to the site and test the air. Mr. Bolduc invited the Territo's to the station when the third party comes to run the tests.

Patricia Murphy; Longmeadow Street – Had a question regarding the crosswalks and the no turn on red from Longmeadow Street to South Street.

Barbra Smith; South Avenue - She agrees with the right on red onto South but shared a concern with an individual then going directly into the station may be hazardous. Mr. Gunn will check with the PVPC and the Town Engineer about that option.

Marsha Manzi; Longmeadow Street – Inquired about closing off the entrance across from Booth Street, it was discussed and determined that it was not feasible. She added that the intercom is loud, Mr. Bolduc agreed to turn it down.

Public Hearing was closed at 8:30 pm.

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8:30 pm The Regular Meeting was called to order.

It was decided the Recording Secretary will reserve the Community Room in order for the Planning Board to hold a special meeting to make a decision on the plan submitted. Mr. Bolduc offered to bring research and information regarding instillation of a sidewalk. ***[Later in the meeting the Board decided not to schedule a Special Meeting and to schedule Pride for Oct 5]***

**Present at the meeting-** Walter Gunn, Roy Johansen, , Bruce Colton, Ken Taylor and  
**Absent:** Gerard Nolet

**Announcements-** None this evening.

**Scheduling of Public Hearings –** Bay Path College – October 5, 2011

***ANR Applications – 9:20 pm- 97 Tecumseh Drive; Informal discussion-*** After reviewing the plan provided Mr. Gunn made a motion to endorse the ANR plan for 97 Tecumseh Drive. Mr. Johansen seconded the motion and it carried 4:0; Mr. Nolet was absent.

**Old Business**

***1. 7:24 pm- 2. Bay Path College- Site and Design Application – 588 Longmeadow Street-*** The Planning Board reviewed the plan submitted, assigned Case number 20110907 and determined it was complete. A Public Hearing will be held on October 3, 2011.

**New Business**

- 1. Danalis Subdivision, a/k/a Brook Haven Dr. now Eastham Lane - Proposed modifications to landscaping plan- 8 :35 pm-*** Mr. Hensch, co-owner of Brook Haven Drive, presented a detailed landscaping plan to the Planning Board with the objective to provide screening for the neighboring street. He added that irrigation will be installed to ensure that the plantings are well maintained. After much discussion the Board came to a consensus that the plan submitted follows the plan voted on at the August 2006 meeting, Mr. Hensch was advised to continue with the plan as submitted, when the planting is finalized, that portion of the Bond will be released. Mr. Johansen added that the plan states planting to begin 30 feet from Williams Street; the proposed plan seems to begin at 60 feet, Mr. Hensch has been advised to begin the planning at 30 feet from Williams Street.

Several residents from Falmouth Road were present and shared their opinions with the Planning Board. They all agree with the mixed planting, some requested walking the property with the owners, and there was a request to extend the planting in order to block the three car garage from a neighbor's back yard.

The new owners of the property are willing to work with the residents on Falmouth Road in any way possible while following the plans accepted by the Planning Board.

**Acceptance of Minutes:** Tabled for next meeting.

**Correspondence-** Invitation to attend Select Board meeting on October 3, 2011- Mr. Gunn and Mr. Nolet will attend the Select Board meeting.

**CPA Update-** None this evening.

**PVPC Update –** None this evening.

**Planning Board Reports –** None this evening.

Mr. Johansen made a motion to adjourn the meeting. Mr. Taylor seconded the motion and it carried 4:0; Mr. Nolet was absent. The Regular Meeting was adjourned at 9:37 pm.

Respectfully Submitted,  
Stacy Wieners  
Recording Secretary