



Town of Northborough

Town Offices
63 Main Street
Northborough, MA
01532-1994

www.town.northborough.ma.us

Approved 7-11-06

June 26, 2006
Northborough Planning Board

MINUTES

Members Present:

Rick Leif, Chairman; Michelle Gillespie, George Pember, Don Hewey, Bob Rosenberg

Others Present:

Kathy Joubert, Town Planner; Fred Litchfield, Town Engineer; Bill Farnsworth, Inspector of Buildings/Zoning Enforcement Officer; Mark Donahue, Attorney for A. Duie Pyle; Dan Clarey, The Gutierrez Company; Robert Weidknecht, Beals and Thomas; Pete ?, A. Duie Pyle; Jack Ferguson, CMT; Shirley Lundberg, Algonquin Regional School Committee; John Twohig, Attorney for Stop and Shop; Joe Penney, Stop and Shop

Site Plan Review for 210 Bartlett Street

Presentation by Mark Donahue:

- 24 acre site for proposed A. Duie Pyle warehouse and distribution center
- IA district
- 101,220 square feet for warehouse
- 15,000 square foot maintenance building
- single entrance off Bartlett Street
- 173 parking spaces
- warehouse will be built in two phases, first phase consisting of 76,000 square feet
- traffic report located at tab 9 in Application
- trucks to and from facility will arrive and depart between 6am and 10 am and will return to facility between 4pm and 8pm
- 78% of traffic is passenger trips to and from facility – employees and 22% of traffic is truck traffic
- 150 truck trips per day to and from I-495. 8-10 truck trips estimated to use Bartlett Street to access Route 20

Planning Board comments/questions:

- All A. Duie Pyle trucks using facility?
- What level of truck activity and/or warehouse activity between 8pm and 6am?
- More narrative needed regarding maintenance facility.
- Any hazardous material being shipped?
- Containment in building in event of spill?
- Additional information needed on truck traffic volume and routes.

Staff comments:

Staff will provide review letter for July 11th meeting.

Fire Chief provided letter dated June 6, 2006.

Discussion continued to July 11, 2006 meeting.

Discussion with Jack Ferguson of CMT RE: Site Plan Decision for ARHS

Condition of January 2003 Site Plan Approval requires Applicant to come back to Planning Board to discuss traffic flow and use of access driveway off of Route 20.

Applicant will meet with Town staff to discuss use of driveway and report back to Planning Board at a future meeting.

Continued Discussion of Stop & Shop Site Plan Review Application

Draft denial of site plan reviewed by Board.

Extension requested by Applicant to July 7, 2006. George Pember made motion to accept the extension, Don Hewey seconded the motion. All in favor of accepting extension to July 7, 2006.

Board will meet on June 30, 2006 at 7:45am to review final draft decision and to take vote on denial. Don Hewey made motion to continue discussion to June 30, 2006 and Michelle Gillespie seconded the motion. All in favor of continuing discussion to June 30, 2006.

Old/New Business

George Pember discussed protection of historic properties and what could be done through local bylaws, zoning or general. Would like Board and staff to research historic districts and demolition delay bylaws.

Bill Farnsworth reviewed existing process with Board of Selectmen and Historical Commission.

July 11th agenda to include:

- CVS presentation by Applicant.
- Continued discussion RE: Omnipoint application for 4 West Main Street.
- Continued discussion RE: 210 Bartlett Street
- Discussion of Zoning Study

Minutes prepared by,
Kathy Joubert
Town Planner