

**PLANNING BOARD  
DECEMBER 18, 2014  
MINUTES**

Chairman Barringer called the meeting to order at 7:30 PM at the Town Hall

Members present: Barringer, Giger, Perkins, Svarczkopf, Vega, and Wilson

Member absent: Burke

**PRE-SUBMISSION REVIEW – CROSSROADS PLAZA, 788 BOSTON ROAD**

The Board met with applicant Joe Wong of Nam Hang, LLC, design engineer Jesse Johnson of David Ross Associates, and real estate broker John Amaral of Omni Properties to discuss revisions to the approved Crossroads Plaza site plan. Selectman Anna Eliot was also present.

Mr. Amaral said Mr. Wong has owned the property for more than 30 years and would like to downsize the project in order to build his own restaurant on the site. The Board granted special permits in 2006 for the commercial development at the Four Corners area. The special permits are still valid because they have been renewed by the Planning Board and extended under the Permit Extension Act. The previously approved project is very expensive to build.

Mr. Johnson described the project approved in 2006 and the proposed new project including a 4500 square foot, 106 seat restaurant and 2000 square foot retail store. Parking will be located to the side and rear of the buildings. The topography is steep in the rear of the site with an isolated wetland subject to jurisdiction under the local Wetlands Protection By-law. The only work in the wetlands buffer zone will be grading and stormwater management controls. The new sewage disposal system will not require any waivers of variances from Title Five, but do require relief from the local regulations. They will meet with the Board of Health in January.

Member Svarczkopf said he likes the plan with less density and no buildings in the 100 ft buffer zone. He asked about the green space along Boston Road. Mr. Johnson said the buildings are located at the 50 ft front yard setback. Pedestrian access will be provided throughout the site to the crosswalks at the intersection.

Member Perkins said the Board prefers parking in the rear of the buildings. She asked if the parking on the side of the buildings could be moved to the rear. Mr. Johnson showed the difference between the location of parking on the 2006 plan and the proposed plan. He said the new plan has more parking in the rear of the buildings than the 2006 plan. He said he would work to relocate the parking from the side to the rear of the buildings. Town Planner Michelle Collette suggested that Mr. Johnson review the zoning amendments adopted at the 2014 Fall Town Meeting which has more flexibility with minimum and maximum setbacks.

Member Vega asked how many parking spaces would be created. Mr. Johnson said a total of 58 spaces for the 106-seat restaurant with five employees.

Mr. Amaral said the applicant would like to include outdoor seating with landscaped screening. Lorayne Black is the landscape architect and Mangel Associates is the architect for the proposed project.

Member Wilson said he likes the proposed plan better than the previous plan because it has a more appropriate density for the site.

Member Giger agreed with the other members that the plan is an improvement. However, he said he has concern about the parking lot becoming a short cut to avoid the traffic light at the intersection of Sandy Pond Road and Boston Road. He asked the applicant to look into traffic calming solutions to discourage through traffic.

Chairman Barringer said he agrees that the proposed plan is an improved use for this area. He reminded the applicant the pre-submission review is for information purposes only. It is non-binding and does not indicate approval of the plan by the Board.

#### **PROPOSED ZONING AMENDMENTS FOR SPRING TOWN MEETING**

The Board discussed possible zoning amendments to be presented at the 2015 Spring Town Meeting including:

218-6	Nonconformance
218-23	Off Street Parking and Loading
218-25	Site Plan Review
218-33C	Temporary Permits (e.g. construction trailers)

Member Svarczkopf expressed the need to review on-street parking in the Town Center in addition to off-street parking. Chairman Barringer noted that the Selectmen have jurisdiction over on-street parking, rather than the Planning Board. Member Svarczkopf said he would like to encourage the Selectmen to use striping to delineate parking spaces and enforce required setbacks from crosswalks and curb cuts. Other Board members agreed.

Selectman Anna Eliot asked the Board to include detached apartments in accessory buildings to the list of possible zoning amendments.

#### **EXECUTIVE SESSION**

The motion was made by Giger, seconded by Perkins, to enter executive session, pursuant to M.G.L. c.30A, Sec. 21(3) "To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares" and that the Board would not return to open session. The motion passed by roll call vote with Svarczkopf – yes, Perkins – yes, Vega – yes, Wilson – yes, Giger – yes, and Barringer – yes. Selectman Anna Eliot attended the Executive Session on behalf of the Board of Selectmen.

December 18, 2014

Page 3

The motion was made by Giger, seconded by Perkins, to end executive session and to adjourn the meeting. The motion passed by roll call vote with Svarczkopf – yes, Perkins – yes, Vega – yes, Wilson – yes, Giger – yes, and Barringer – yes.

Meeting adjourned at 9:20 PM

Respectfully submitted,

Michelle Collette  
Land Use Director/Town Planner