

**ZONING BOARD OF APPEALS**

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WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

March 12, 2021

9:00 am

Remote Public Hearing

Zoning Board of Appeals Members Present: J. Randolph Becker
Robert W. Levy
Walter B. Adams
Derek B. Redgate

Present on behalf of Gravestar was Michael Doherty.

Business Meeting

Mr. Levy said that the purpose of the business meeting was to review a draft decision. He said that the public hearing was closed.

Mr. Becker discussed updating the draft decision to include changes that were suggested by the Applicant. He discussed difficulties with prior surveys and discrepancies between Mr. Doherty's emails and the Assessor's records due to the town's two takings of land.

Mr. Becker said that there were several different sources of information in the record about parking spaces. He said that the project developed over time so that the parking in the original prospectus is not consistent with the current project.

Mr. Levy discussed traffic and evidence before the Board, including the testimony of Sergeant Showstead on behalf of the Traffic Committee. He discussed having a subsequent traffic review and an agreement for traffic calming measures. Mr. Doherty said that the Applicant agreed to provide funding for a traffic study for up to \$5,000 and any off-site calming measures would be the town's responsibility. Mr. Levy asked that the traffic be reviewed after sufficient time to include school and summer ballfields use. Mr. Redgate discussed alternatively having six month interval traffic observations for a two year period, done by a traffic consultant who can provide recommendations to the owner, with copies to the Zoning Board of Appeals. The Board discussed the scope of the observations. Mr. Levy said that the observations narrative should be sent to the Traffic Committee for their consideration of any remediation.

Mr. Levy discussed not allowing construction related vehicles to use Atwood Street during construction.

Mr. Adams discussed on-site cleaning, litter pickup, emptying trash and cleaning up smoking materials once a day and off site inspection of adjacent town areas and stream bank occurring twice a week year round.

Mr. Redgate discussed adding a paragraph that included comments and opinion from the Atwood neighbors' traffic consultant. He discussed two proposed conditions that there will be no truck deliveries allowed through the site to access the loading dock and that all deliveries must be from Route 16 eastbound, post construction. He said that there should be no employee parking in the loading dock.

Mr. Levy discussed no delivery trucks using Atwood Street post construction.

Mr. Levy asked about additional electric charging stations. Mr. Doherty said that the Applicant agreed to add one charging station for a total of four plug in's. He said that the plan shows the existing charging station servicing two spaces and they can add one more.

Mr. Becker discussed the three-way intersection versus the four-way intersection and the conflict points. Mr. Levy said that the Board's records of the discussions are in the minutes of the public hearings.

Mr. Becker proposed that the changes that were discussed at the business meeting be incorporated in a new draft decision.

Mr. Levy moved, Mr. Adams seconded the motion, and the Board voted unanimously to adjourn to a date to be determined.

As there was no further business to come before the Board, the business meeting was adjourned at 9:18 am.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary