



# TOWN OF NORTHBOROUGH PLANNING BOARD

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

Approved 2-7-08

## Planning Board Meeting Minutes January 31, 2008

**Members Present:** Rick Leif, Michelle Gillespie, Bob Rosenberg, George Pember, Don Hewey

**Others Present:** Kathy Joubert, Town Planner; Bill Farnsworth, Zoning Enforcement Officer/Inspector of Buildings; Attorney Barbara Saint Andre, Town Counsel

Chairman Leif opened the meeting at 7:00 pm.

### Continued Review of Draft Site Plan Decision RE: Stop & Shop at 77 Main Street

**Applicant:** Stop & Shop Supermarket Company  
**Engineer:** VHB Inc.

Kathy Joubert explained the January 31, 2008 draft decision incorporates changes from the Applicant and from board members.

### Comments from the Board

Re: Finding #11, Bob Rosenberg asked if residential abutters should be recognized on Main Street and Summer Street as well as those on Hudson Street and River Street. Kathy Joubert explained the finding was added to support the conversation the Board had at the last meeting about noise and impacts on abutters. Direct abutters to the site are on Hudson Street and River Street - they physically touch the site. In the preceding phrase, it states 40 abutters are within a 300-foot parameter. She stated the board would not want the finding to be limited to those streets and insinuate nobody else would be affected. Barbara Saint Andre stated the first sentence is meant to note the abutters within 300-feet in a general way, and then the rest focuses specifically on the Hudson Street and River Street direct abutters.

The board members agreed to keep Finding #11 as is.

Re: Condition #6-Stormwater, Bob asked if all the conditions from the Groundwater Advisory Committee have been recognized in the decision. Kathy explained Fred Litchfield, Town Engineer, said the comments from the Groundwater Advisory Committee will be incorporated into the Conservation Commission's decision. This decision only addresses stormwater management and sweeping of the parking lot in a general way.

Re: Condition #23, Bob stated that on July 27, 2005 staff made a series of recommendations and one was that trucks should be prevented from idling between 11 pm and 7 am, but it's not in the decision. Barbara Saint Andre stated there is a state law regarding truck idling and this would take care of any issue.

Review of Goulston & Storr's memo dated January 28, 2008 sent to Barbara Saint Andre regarding specific draft conditions:

Re: Item #1, Final paragraph of decision: Applicant is ultimately saying they have to come back to the board for modification of the site plan if they don't get approval for the signal. Ms. Saint Andre agrees with placing this additional wording in the decision.

Re: Item #2, Condition 19: Applicant wants this condition deleted from the decision. Three board members agree condition should be stricken, two board members would like to see condition remain in decision. Condition will be deleted.

At 6:50 pm Rick stated he was not sure the board would be able to complete their review and vote on the decision because two members have to leave at 7:00 pm. Ms. Saint Andre recommended strongly that it be completed at the meeting. She explained she calculated the date of the land court decision and a 90-day appeal period from that date, which comes to Saturday, February 2<sup>nd</sup>. She recommended it be finished and filed with the Town Clerk's office the next day, Friday, February 1<sup>st</sup>. Rick asked if there would be consideration given because the memo from Stop & Shop just came in. Barbara stated he would be risking going past the deadline and then having the project approved by Land Court with no conditions. Ms. Saint Andre stated the board has 90 days to review the site plan and make their decision per the zoning bylaw. Ms. Joubert stated there are representatives from Goulston & Storrs present and the board could ask them for an extension. Rick stated they would want an extension to do it next week. Don said the last two conditions are straight-forward. Michelle stated it's fine with her if she left at 7:05 pm, but no later. Bob suggested Rick ask for an extension. Rick asked John Twohig, attorney from Goulston & Storrs for an extension. Mr. Twohig stated he doesn't have the authority to grant an extension. Bob stated he wouldn't agree to have others finish the decision without him. Michelle stated it was fine with her if they finished without her.

Re: Item #3, Condition 30: Ms. Saint Andre redrafted this condition regarding tree removal and the widening of the driveway. Board members are in agreement with rewording.

Re: Item #4, Condition 23: Ms. Saint Andre stated Stop & Shop wants the delivery times changed back from 7 am - 11 pm to 6 am - 11 pm. Board members discussed the delivery times and agreed to leaving them to allowing deliveries between the hours of 7am -11pm. Ms. Joubert stated there are two delivery patterns for the trucks in condition 23 and both need to be changed to read the delivery times are 7 am - 11 pm.

Chairman Leif asked if there were any additional board comments or questions regarding the draft decision.

Noting no additional comments or questions, Don Hewey moved to accept the site plan approval dated January 31, 2008 as modified by the board this evening, George Pember seconded the motion and the vote was unanimous.

The meeting adjourned at 7:15 pm.

Respectfully submitted,

Debbie Grampietro