

JUNE 8, 2015

SPECIAL MEETING FOR 224 SALEM ST.

Meeting called to order at 7:08 PM

Members Present

Marc Kornitsky

Harry Pass

Don Hause

Anthony Paprocki

Doug Dubin

Others Present

Attorney Wm. DiMento

Attorney Chris Drucas

Italo Visco

Tony Vivirito

Ted Doyle

Colleen Medeiros

Rebecca Barchand

Petition 14-4 for 224 Salem St. Independent and Assisted Living with total of 84 units.

Ted Doyle spoke on behalf of LCB Senior Living LLC and told the Board their company has 27 similar properties in various Massachusetts and Connecticut locations. There is a renewed demand for assisted living from people needing help with daily activities for people experiencing dementia. Their facilities are licensed by EDEA (HK LOOK THIS UP AND SPELL OUT.) Relatives or guests can visit residents. A wide variety of activities are offered and there is van transportation for the convenience of residents in order to take them around the community and keep them active.

A typical resident is in his/her mid-80's who lives in a three to five mile radius of the community. The staff and residents are mainly local. The firm is strong economically with roughly \$1.8 million in salaries and more than \$1 million in goods and services. There is no burden on schools. There will be 75 part-time employees in this full-service residential style facility with a skillful staff. Residents are quiet. There will be no loud music or loud noise.

Italo Visco, Project Manager for LCB, spoke for the petitioner and spoke to the Board regarding the easy-going dynamics of residential care as opposed to assisted living. The staff doesn't live at the site, but they work rotating shifts. Therefore, traffic impact is minimal, especially since some staff may travel on public buses.

Mr. Visco is pleased the property is available, the site is attractive, and the buildings have the look and feel of communities where residents lived previously. He notes that the buildings look

individual and residents will be proud to have us (LCB) in the community. M. Kornitsky remarked on a nice community he has admired and was told that it is called Merrimack Place. Engineer George Zambouras P. E. reviewed details of the site, which is a little over three acres, bordered by Salem Street and Sunbeam Lane. The site has a ledge area with mature trees and is adjacent to commercial and residential property. The elevation grade has a differential between 44' and 71'.

Significant on-site drainage improvements are needed. The property is situated on site to face Sunbeam Lane. Primary access will be from Salem Street. Emergency access will be a gated, one-way flow except for the rear exit. The site can accommodate movement of fire equipment. Water and utilities will come from Salem St. Drainage will be accommodated in two rain gardens, underground retention basins, and an underground infiltration system which will drain most of the parking area. Some drainage will be piped to Salem St. The contractors are planning to infiltrate everything. The Town Engineer had a problem with runoff from Salem Street but the calculation for rate of runoff, which has been doubled, addressed his concerns. One outstanding issue remaining is the sewer line as one section was blocked. Petitioners have ensured the Town that there is additional equipment to determine what problems stem from sewage going to Salem Street. The developer has met with Tedesco and reviewed all the calculations. Chris Drucas told the Board that drainage is much improved and sewage goes down Salem Street (Gino Cresta and Dan Dragani worked on this). Runoff will be reduced from the 224 Salem site. The emergency exit will be gated.

H. Pass: The main intersection is on Salem St. Why is the entrance only 18' when the two-way section is 25'. The driveway onto Sunbeam will remain the same. Sunbeam is 24' at its narrowest point. Mr. Visco remarked that because of a deed, the Town has not accepted Sunbeam Lane as a public way. M. Kornitsky: Residential and commercial property would benefit if they widened it. If a sidewalk is placed on one side, they could have a conversation with owners and residents about the 40' width. M. Kornitsky: is any of that 40' for parking? The right of way is not aligned with the roadway. D. Dubin: How much rock are you bringing down? Mr. Visco replied, about 14' in some areas. Mr. Drucas: Going from 71' at highest point and will be reduced to be 64'. *Estimated* time for blasting? Mr. Visco commented that the overall time would be between 14 and 16 months and the blasting process will take less than one month. They will drill and use blasting mats. Blasting is carefully monitored by Town and process goes on pretty quickly. It's noted that there is a lot of work to be done on the inside, particularly with finish work. M. Kornitsky putting a speed table/bump on Sunbeam Lane and D. Hause noted that there is a blind spot coming out of the driveway onto Paradise Road. Mr. Visco remarked they would be sensitive throughout the process to neighbors and close abutters.

D. Dubin raised a question about Dr. Weaver's office which fronts onto Sunbeam Lane. Mr. Visco replied that, he can go out the back and he would come out of the service entrance. Harry H. Pass: 84 units, average about 525' square feet, medium size. Units range from one bedroom, about 890 square feet, common dining room, library. There will be microwaves in

units. The children of parents want to have microwaves in units. There will be a memory care area/dementia area. It is apartment living and part of the entire lifestyle approach.

Architect Mr. Tony Vivirito: Their firm has designed assisted living buildings for 25 or 30 years. They are now beginning their 8th project and have locations in Ipswich, Ashland, and Salem, New Hampshire. They are very familiar with this type of building. They understand the needs of residents and the communities in which the buildings are located. Office of Elder Affairs provides medical care. The operator works hand-in-hand with Office of Elder Affairs. The front of building looks like a two-story with dormers and cupolas. The front of the building also has porches so people can be outside and they are striving to incorporate elements for seating and walking. The building is three levels, contains 84 units, and the apartments range between 350 and 450 square feet. The apartments have a standard studio configuration comparable to college dorms. The volume of space is just large enough for activities of daily living. The residents can go out and socialize, providing for interaction and group activity with large windows in the front and back. There will be activity rooms, a grand staircase, and one wing will have an outdoor terrace facing the woods. Dining for assisted living residents is on the first floor.

The building will have dedicated memory care with 20 units and a dedicated courtyard. Access to assisted living is strictly controlled on a 24 hour basis. Double-hung windows will be oversized to create light and airy interiors. The color palette may not be as shown. Non-combustible construction materials, concrete/steel, and concrete board will be used. The Fire Department will have access through the building. The building will be fully installed with sprinklers to meet code. The Fire Department has made requests which will be included in documents. All mechanical equipment will be behind the lower edge of roof. The equipment fits below sight line and mechanical equipment is not visible from the front of the building. Equipment will be stored in the rear area, adjacent to the commercial shopping area. A large landscape rendering was shown to the Board and elements were enumerated.

Asphalt pavement, concrete sidewalks, and granite curbs in the parking areas.

Rebecca Barchand, a landscape architect, showed a number of cross sections from the site. There were no questions from the audience. Rebecca remarked that for assisted living, traditional shade trees, such as maple, American elm, ornamental, and crab apple trees, are often used. There will be a shady area in the center of the front of the structure, the main entrance will have rain gardens, and native vegetation and hardwood mulch will be used. There will be room for strolling, dining, seating at rear of the building with ground foundation plants. Mr. Drucas: trees will be 2.5 calipers, about 10' or 15' high. He notes they need to give trees room, otherwise they will not flourish. Mr. Visco adds that there will be plenty of roses/hydrangeas; if they had more flat land they could have resident gardens. There will be gardens for cut flowers.

H. Pass asked about outdoor space and commented that there doesn't seem to be much more outdoor space for rest of residents. Mr. Visco and Rebecca Barchand estimate that there is an

outdoor area 30' x 60'. Existing sidewalks will be extended to go around back of building; residents want smaller areas, as well as a side deck and the front porch area.

Ted Doyle remarked that they are marketing to people who live in this town and people who are used to certain standards. There is a handicap ramp off Sunbeam Lane.

D. Dubin: Did you think about removing a lot more ledge? Mr. Visco: Most towns don't like it when you remove and ship out material. M. Kornitsky: How wide is the sidewalk at Sunbeam Lane? The sidewalk is about 5' wide until it stops at Marshall's. Mr. Visco stresses being sensitive to the concerns of our neighbors. M. Kornitsky states that he thinks the exit to Sunbeam one-way is excellent. He goes on to raise some questions regarding traffic control and using curb cuts to help direct traffic in the two driveways.

Colleen Medeiros, P.E. from McMahon Associates, a licensed traffic engineer, reviewed a traffic study based on standard engineering practices. The traffic study compared existing and future conditions with and without the project. Looking at studies for the last three years, Sunbeam Lane and Salem Street had two crashes over a two-year period. They found there would be an increase of 1% of traffic growth when the project is built. They also paid a great amount of attention to traffic flow in AM and PM peak periods and concluded there would not be much traffic except for the service staff working on staggered shifts.

Colleen explained that traffic operations are graded from A (best) to F (worst). The Salem Street entrance was given an A because it is a one-way and eliminates conflict points. The project will have minimal impact on Salem Street (about a 3% increase, e.g. from one car every three minutes to one car every five minutes at peak times). She then gave a comparison to the Hanover Property with 1000 trips vs. the assisted living site with 20 trips.

Mr. Visco added that deliveries can be scheduled at non-peak times. Ted told the Board that they have to satisfy residents who are sleeping in the AM. Mr. Visco: They use small panel trucks for deliveries and there will be private snow and garbage removal
Alan Balatin of 1 Salem St: Are trucks coming in Sunbeam two-way?

H. Pass: That bothers me, two entrances and exits.

M. Kornitsky: It is an opportunity to address this two-way.

D. Dubin: There is an amalgamation of activity with Walgreens moving in.

Mr. Balatin: One way from Salem is an existing curb _____. Mr. Drucas: Not creating any new curb cuts.

Mr. Balatin: Does land have to be re-zoned? M. Kornitsky: No, they are asking for relief. They are permitted, with our approval, to have dimensional relief.

Mr. Drucas: Deliveries will be coming in off Paradise. There will be an opportunity to contact Sovereign Bank. Mr. DiMento is here representing his client, Mr. Keating. Abutters have the right to pass and re-pass (?), including Marshalls, Sovereign Bank, which is Andy Rose's building. M. Kornitsky commented that it seems the owners of the fee have a lot of control C. Mr. Mr. Mr. Drucas: Not really. Mr. DiMento: fee is 40' wide; it is a work in progress. There will be more at the June 17 ZBA meeting, after the Planning Board meeting. One is Marshalls, one is the Bank, and they each have their own entrance. This issue can't be solved tonight because of the number of parties involved. Mr. Drucas says they are willing to work with the Town.

Mr. Drucas: Planning Board was in favor of Mr. Drucas' side of the equation. Mr. Visco: Needs definition to be widened.

D. Hause remarked that it is the bank traffic that is the problem.

Resident Ms. Kogin of 5 Palmer Ave.: stated that she believes the traffic will be horrible in the future with the Walgreens moving in and this proposed structure. Mr. Drucas: Part of discussion with Planning Board's Clinton Bench said the study that was done was appropriate for the site but the whole area needs to be looked at again. Have to get Salem/Marblehead/Swampscott @ pro-rata shares of the cost of study.

Attorney Cashman of 21 Salem Street noted that cars have been as far backed up as the Mobile Station and the intersection is almost always busy. Has a study been done on traffic at Mobile? Traffic Engineer: Need to do a study of Vinnin Square area. There needs to be a major traffic study. This project will have a low traffic effect. Mr. Cashman: don't forget mail delivery and newspaper delivery. Questions are raised about the widening of Sunbeam Lane and the width of Salem Street. It is also mentioned that there are bus stops on Salem Street by the UPS Store.

Mr. J. Whitman of 7 Davenport told the meeting he has 15 years working on the Conservation Commission. He comments that this is a very good plan. He adds that traffic in Vinnin Square is a mess and needs to be fixed before anything else and state of Massachusetts needs to be included. Rather than looking at just Sunbeam Lane and Salem Street, cut-through streets in all directions need attention. This property is zoned for three house lots and there are going to be 84 units. She (traffic engineer (?)) is proposing funding for peer review traffic. Mr. Visco: Retailers want traffic to be improved as well. D. Hause: In order to move forward, we have to mitigate balance (?) on Sunbeam and think of someone coming out of Sunbeam and then going out on Salem. Mr. Visco: More a matter of leadership.

Mr. DiMento: (Here as Mr. Keating's lawyer): This has to be worked out on behalf of Keating who is not going to cure Vinnin Square of all traffic. Improvements were done as part of a major program to Fantasy Island. There are five acres; three acres are going on this site. Mr. Keating chose this, thinking of all the things that could go in there. This is not St. George North, it is an assisted living facility, and he chose this because it will benefit the town where he has lived his entire life. Think about the things this is not about.

M. Kornitsky remarks that he sees it is as plus to be able to correct some issues with the Sunbeam Lane intersection as a result of this proposed project.

Mr. Drucas: You have the benefit of having a Town Planner to help work through this and we will do as much as we possibly can. The benefits to the Town outweigh the impacts.

Tedesco: Re benefit to Town total \$20 million (?) The rental rates have not been set. A studio is typically \$4,500 per month and assisted living care is roughly \$7,500 per month.

Resident Debbie Field of 3 Salem Street: With regards to emergency vehicles, who is going to shoulder this? Mr. Drucas: Building materials are fire resistant. Tedesco has a private contractor for ambulance service. Mr. Visco: Most of their residents are 3 to 5 miles from the site. This is not increasing the number of emergency calls; it is better. They will be one of the largest tax payers in the Town.

D. Hause suggests coming up with a plan to present to Santander. Don't wait for them to come up with a plan. You won't get a vote unless you solve that. M. Kornitsky: Would you be OK finance wise? Mr. Visco: We will build it to budget. It is something we want to do, we just can't do it. Mr. Drucas: Because they have the right to pass and re-pass.(?)

Debbie Field of 1 Salem, near corner of Humphrey: She has concerns. Mr. Drucas: It should be better because there won't be as much run off from our site.

Mr. Balatin suspects a number of employees would take the bus. People will take the bus and therefore there will be more bus stops on Salem Street. There will be people crossing the road. A man from the audience asked whether Attorney K. Shutzer had submitted any comments. M. Kornitsky read the letter aloud to go into the minutes. Attorney Shutzer is requesting independent peer review.

M. Kornitsky raises questions regarding peer review of traffic. He is focused on Sunbeam Lane. This petition will not solve the Vinnin Square mess.

M. Kornitsky: One thing that is interesting is your willingness to take a condition as substantive and what kind of impact on your (situation?) ??

Mr. Drucas: If you make it a condition and it is approved by Town Planner...

M. Kornitsky: This Board is concerned about Sunbeam Lane. We should not be putting it on the Town Planner.

H. Pass wants to see a full proposal.

Mr. Visco remarks that he doesn't have total control over everyone who is involved and he is working on time constraints. He knows they want to have it (Sunbeam Lane) fixed.

Mr. Cashman: Something in the Purchase and Sale agreement... ?

Mr. DiMento: Not extending agreement to fix Vinnin Square

Mr. Visco adds that the time period they would be dealing with is a year and a bit. Road work is something....?

Ted....our bosses would never agree to an open commitment

Mr. Drucas: You have a commitment from us and with Andy Rose; you have two out of three so we could contribute to the Town....

H. Pass: I want to see a plan.

M. Kornitsky: We have a meeting on 6/17.

Mr. Visco asks what would happen if he had a proposal but the neighbors did not like/approve of it. He is unsure whether he could obtain their support.

M. Kornitsky: You can reach an agreement with Andy Rose and then with Santander. The only issue is that one traffic island.

Mr. DiMento: I don't see why we will have a problem getting it resolved in two weeks.

D. Hause commented that the Board would need to have a conceptual plan.

Mr. Visco: I don't think I can (get them) to agree to it.

Mr. DiMento: Seller, he chose you because it is a mild use.

M. Kornitsky: Sounds like we have issue # 1 – Sunbeam Lane. Town Planner's comments about 6" to 8" (?)

Mr. Drucas: All Planner's comments have been addressed. The only thing that needs to be worked out is sewer line. They want to be sure the line behind (?) Marshalls is clear. We are working with them.

M. Kornitsky asks if there is any other homework besides Sunbeam.

Mr. Visco: Other kind of issues...

M. Kornitsky: If you come back with an agreement from Sunbeam, then the only problem would be Santander. Then you might look at paying something to get this resolved.

M. Kornitsky: Santander can pass and re-pass and won't impact/infringe upon Andy's building. Walgreens and Andy have the same concerns about fixing Walgreens.

M. Kornitsky and Mr. Drucas on the traffic study: M. Kornitsky wants to know range of cost for traffic study. M. Kornitsky asked Chris if he had information on Hanover study. Chris didn't respond.

M. Kornitsky to Mr. Drucas: You have done a very good job. This is good for the site and good for the owner. You recognized the importance of low enterprise use, traffic flow, and storm water. You have recognized the problems on Sunbeam as well.

Mr. Drucas and Mr. Visco: We will come back on 6/17. Board voted unanimously to approve continuation of petition to 6/17/15 ZBA meeting.

Public meeting closed.

Meeting adjourned at 9:30 PM.

Hellen Kennedy
ZBA/Planning Board Secretary