
PLANNING DIRECTOR QUESTIONS, COMMENTS AND RECOMMENDATIONS

PROPOSED DEVELOPMENT:	0 & 301 Bartlett Street, Parcel H
APPLICANT:	The Gutierrez Company
ZONING DISTRICT:	Industrial District
	Groundwater Protection Overlay Areas 1 & 3
APPLICATION SUBMITTED:	N/A
PUBLIC HEARING SCHEDULED:	February 7, 2023

PROJECT DESCRIPTION: This application constitutes a remand of the Planning Board's denial of Site Plan Approval and Groundwater Protection Overlay Special Permits in accordance with the Final Judgement entered by the Massachusetts Land Court on November 9, 2022. The proposed project involves construction of a building containing 150,900± square feet with 33 loading docks, 150 parking spaces and associated improvements. The site will be served by municipal water and sewer. This is a spec project- the future occupant of the facility is not known at this time.

ISSUES/COMMENTS/RECOMMENDATIONS:

1. In accordance with Planning Board Rules and Regulations, Section 7.2(c)(9), the Applicant should identify the location of existing trees that are 10" in diameter at breast height within the construction envelope or submit a written waiver request for Planning Board consideration.
2. The site plan should be revised to depict the number, location and screening of dumpsters in conformance with Zoning Bylaws, Section 7-09-020(C)(5)(d).
3. Zoning Bylaws, Section 7-09-030(C)(5)(a) requires parking facilities with more than 30 spaces to have interior landscaping containing at least 10% of the paved area. The Applicant should demonstrate compliance with this requirement.
4. Zoning Bylaws, Section 7-09-030(F)(1) requires bicycle parking at the rate of 1 bicycle parking space for every 10 vehicular parking spaces up to 50 spaces and 1 bicycle parking space for every 20 vehicle spaces thereafter. The Applicant should either modify the site plan to comply with this requirement or submit a written waiver request for Planning Board consideration.
5. Zoning Bylaws, Section 7-09-030(C)(5)(b) specifies that at least one tree shall be provided for every 10 parking stalls in a parking facility. The proposed development includes a total of 150 parking spaces and 8 trees around the perimeter and within the parking lot. The landscape plan should be modified to include at least 7 additional shade trees abutting parking spaces or the Applicant should submit a written waiver request for Planning Board consideration.
6. I recommend installing electric charging stations within the parking lot. Also, the Applicant should consider installing rooftop solar panels to reduce energy costs and the project's carbon footprint.
7. Given the proximity of the project site to a residential neighborhood, I recommend a Condition of Approval that would restrict trailer connects and disconnects during nighttime hours (i.e. 10 PM to 5 AM).

8. I recommend a Condition of Approval requiring the installation of signage that prohibits commercial truck traffic from turning right onto Bartlett Street in accordance with the VHB Memorandum dated December 5, 2019, updated August 17, 2020.
9. A number of distribution facilities exist within the area of this proposed development. It is not unusual for truck drivers to rest along public roads and within the parking lots of unrelated commercial and industrial facilities to the ire of residents and private commercial property owners. What provisions will the Applicant make on-site to accommodate drowsy/resting truck drivers?
10. I recommend a Condition of Approval requiring, prior to issuance of an occupancy permit, a copy of a recorded Conservation Restriction for the 13.21± acre area identified as “Proposed Area 6” that is referenced in the letter from the Division of Fisheries & Wildlife dated February 25, 2020.
11. The Definitive Subdivision Plan, previously denied and currently under appeal, appears to place the cul-de-sac and a large drainage easement with associated basin within the area of the proposed driveway and parking lot. In addition to the property’s access, this will likely impact the site layout, grading, drainage, landscaping, and area designated for permanent protection via the Conservation Restriction (Area 6). Note that, if ultimately approved, the Applicant will have to apply for a major modification of the site plan/groundwater protection special permits and submit revised plans and associated documents.