

**Public Hearing: Joint Meeting with the Design Review Board and Public Hearing: Site Plan Application – National Development – 526 & 528 Boston Post Road (Assessor’s Map K07-0011 & K07-0013) and Stormwater Management Permit Application**

Present: Design Review Board (DRB) Members Jennifer Koffel, Susan Vollaro and Deborah Kruskal and National Development Project Manager Steve Senna, and National Development’s architect David Jelinski

At 7:50 p.m., Chairman Abair opened a Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor’s Map K07-0011 and K07-0013, which was continued from February 10, 2016. He also announced this portion of tonight’s meeting has been scheduled as a Joint Meeting with the Design Review Board (DRB) and he welcomed DRB members to the Meeting. The Board was previously in receipt of copies of a letter from National Development Project Manager Stephen Senna dated February 8, 2016, a Summary of Dimensional Changes for Special Permits for Signs dated February 19, 2016 and submitted to the Zoning Board of Appeals (ZBA) and copies of updated plans for the proposed grocery store, including signage plans.

Ms. Kablack reviewed new materials received to the file since the Board’s last meeting. She stated tonight’s discussion will focus on updates regarding signs and architectural plans. Ms. Kablack stated the Board is close to its 120-day deadline (March 12, 2016) to issue its decision, and the applicant is willing to extend the deadline. She noted the Board seems close to making its decision regarding the Site Plan, with the only major outstanding issue being stormwater, which is scheduled to be reviewed by the Board at its March 23, 2016 Meeting. Ms. Kablack stated the revised traffic plan will be presented at the March 9, 2016 Board Meeting and the Town’s traffic peer reviewer will also attend. She further stated the Board could consider whether it wishes to issue a conditional site plan approval conditional on receipt of a Stormwater Management Permit.

National Development Project Manager Steve Senna displayed a map of the existing conditions for the proposed grocery store site. He summarized recent changes made to the plans regarding the main driveway location and coordination of the site with the other village retail buildings and central village green based on feedback received from the Boards. Mr. Senna stated there are a few open issues, including revisiting the delivery truck departure route and finalizing details on the updated stormwater management design. He displayed slides of the original Master Plan and the current one, which introduced a roundabout and pulled the parking away from the residential areas, which resulted in more public space. Mr. Senna also displayed slides of the original Grocery Store Plan and the current one, which includes textured pavement elements. He summarized the new Site Plan as addressing street edges, public realm, pedestrian connectivity and open space concerns.

Chairman Abair stated he believes the updated plans reflect good improvements.

Mr. Morely asked for clarification regarding the truck exit route, and Mr. Senna further described the proposed route.

Mr. Senna stated it is in the developer's best interest to try to prepare final drawings which capture all the information possible. Ms. Kablack explained the Board's procedure of decisions being conditional, and then inviting applicants back to have a final plan endorsed.

At 8:10 p.m., Mr. Senna provided an architectural plan update. He stated the goal is to coordinate plans with the Whole Foods design and with construction details and signage. He summarized recent architectural revisions, including aligning the mezzanine windows, eliminating the skylight in the mezzanine roof, adjusting roof slopes for code, reducing the number of external louvers on the south elevation and eliminating all windows on the ground level rear west elevation to create a "back of house privacy."

Mr. Senna next summarized the signage drawings, noting they reflect the elevations shown at the last meeting.

Mr. Morely recommended using something, or possibly wood material, to break up the solid plain exterior wall. Mr. Senna stated the suggestion has been considered, but they are inclined to prefer the design as presented.

Mr. Senna summarized the proposed signage for Whole Foods, including a newly proposed vinyl film window sign. He displayed slides showing the prior and current plans for the grocery store signage, explaining the proposed heights, lengths and distances from the street, providing comparisons with the current Shaw's Plaza.

DRB member Debbie Kruskal asked if it could be considered to eliminate the word "Market" on Sign B, as it does not seem in balance with the rest of the sign. Mr. Senna stated he would ask Whole Foods.

Mr. Morely stated he likes the proposed look of Sign B.

It was noted the proposed Sign C is similar in size to the current Shaw's sign.

National Development architect David Jelinski briefly discussed the changes made regarding the roof slope. Ms. Kablack noted that changing the pitch of the roof added approximately two feet to the height of the building, bringing it to 37 feet.

Mr. Senna explained an application has not been filed for Sign D, noting he needs to further research whether the vinyl sign would comply with the regulation that a sign can cover up to 25% in aggregate of a window area. Ms. Kablack stated it is possible the sign may not need a permit and may comply with the Town's bylaw.

DRB member Jennifer Koffel noted all of the proposed signs appear to be internally illuminated. She expressed concern about the level of brightness and whether the color may appear neon green in certain circumstances. Ms. Koffel asked if it could be considered to have front lighting for some signs. Mr. Senna stated it is possible, and that the proposed color is a Whole Foods corporate standard, but he will try to obtain new photographs. Ms. Koffel stated she believes the applicant did a good job regarding scale.

DRB member Susan Vollaro asked if Sign C would be hung from the roof. Mr. Senna stated that is the intention, and is shown on the plans submitted.

Mr. Senna summarized next steps as including finalizing the architecture plans, referring the proposed signs to the ZBA, submitting a final revised Site Plan by March 3, 2016, reviewing changes to the landscape design by March 9, 2016 and closing the Site Plan Public Hearing and having a vote taken on the application, reviewing changes to the stormwater management design and have it peer reviewed, and have a vote taken on the Stormwater Management Permit application.

It was noted the DRB will discuss its final recommendations at its next meeting on March 9, 2016.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing regarding the application of BPR Development LLC c/o National Development, Owner Raytheon Company, for Site Plan approval pursuant to Section 6300 of the Zoning Bylaw, and a Stormwater Management permit pursuant to Article V (F), Section 5.C of the Town Bylaws, to construct a new 40,000 square-foot grocery store, parking and associated improvements on property located at 526 and 528 Boston Post Road, zoned Limited Industrial, Town Assessor's Map K07-0011 and K07-0013 to March 9, 2016 at 7:45 p.m.

At 8:40 p.m., the Joint Meeting portion of tonight's Meeting with the DRB was concluded.