

PRESENT: William Keller, Jr. (Chairman), Carmine Gentile, Marianne D'Angelo, Christopher Morely, Michael Hunter (Associate), Lisa Eggleston, Jody Kablack (Planner)

Mr. Keller called the meeting to order at 7:35 p.m.

**OSCO DRUG**

Dave Wallace, representing Osco, expressed their desire to move into the Cherry & Webb site at Sudbury Crossing. Their plan is for a convenience store and pharmacy, with few changes to the existing building. The exterior entrance will be moved to the northeast corner of the building with the addition of a drive-through pharmacy and a canopy on the west side of the building. There will be 2 lanes; one for prescription drop-off, one for pick-up, keeping the number of cars in que to a minimum. A traffic study prepared by Bruce Campbell and Associates, indicated no more than 2 cars in que at any time with a total estimate of 35 cars per day (similar to CVS drive-through). The other change would be to move the loading area further south; landscaping islands will be added to screen the loading dock and delineate traveling lanes between the two buildings. Minor cosmetic architectural changes will be made. Campbell and Associates performed the traffic impact study, which predicts no major increase in traffic, even though Cherry & Webb was a very low generator. They foresee an additional 42 cars in the morning peak hour; an additional 42 cars in the evening peak hour; an additional 84 cars on Saturday (peak hour).

Mike Radner of Geller & Associates spoke next, describing the limit of work. Asphalt needs to be removed, regraded and repaved, landscape islands added for screening, pavement striping for traffic direction, restriping crosswalk, and installation of a handicap ramp and sidewalk. Traffic circulation to the site was described. Customers will enter the site through the typical accesses in the plaza; drive-through customers must make a U-turn between this building and Sudbury Farms in order to egress.

Chris Morely: Are there any legal issues with regard to turning around on private property?

Dave Wallace: There is legal easement between the two properties.

Marianne D'Angelo: Will the U-turn be marked on the pavement?

Dave Wallace: They are working with traffic engineers on expected vehicular and pedestrian circulation. A report will be submitted by the Selectmen's hearing on February 12. Recommendations will be in the report.

Mike Hunter: Had they given any thought to entering from the other direction – driver is on the wrong side. Osco representative mentioned Massachusetts law that prescriptions must be handed directly.

Chris Morely: Have you considered putting a shed roof over the walkway in front of the store?

Osco representative replied the walkway is too narrow on the north side.

Lisa Eggleston: Is the sight distance around the leaching field and at the corner of Sudbury Farms adequate?

Osco: They believe so, but traffic engineers will address that issue.

The Board discussed traffic movement and possible scenarios. The thought was that there are options for cars to move around if something were blocking the U-turn area. The Board also thought that improvements between the two buildings are good and will break up the large amount of pavement.

On motion duly made and seconded it was unanimously:

VOTED: To recommend approval to the Board of Selectmen with traffic circulation study submitted and recommendations implemented and installation of a crosswalk between the buildings (not just painted).

**MARRONE MEADOWS II – DEFINITIVE SUBDIVISION**

Tom DiPersio described Marrone Meadows in context of this proposal. The proposal utilizes portions of properties owned by Marjorie Wallace, Steve Glover and Al Maillet to create one additional building lot. An additional plan showing grading has been submitted. Construction will not require a Notice of Intent from the Conservation Committee. Surface drainage shown on plan – flows down from the street eventually to wetland in rear. Two roof drains will be installed and an infiltration trench will be installed at the end of the driveway.

Mr. DiPersio addressed Bill Place's memo; utilities have been stubbed at northern edge of the road, grading is shown (needs to be reviewed).

A note will be put on the end of the driveway regarding infiltration trench and detail of trench. The grading plan needs to be reviewed by the Town Planner and Department of Public Works Director. There were no concerns from residents. The Board closed the public hearing and directed the Town Planner to prepare a draft decision.

**MARRONE COMPREHENSIVE PERMIT**

The Town Planner discussed the plan. Marianne D'Angelo stated that the density will be reduced from 24 units to 16 units, including several 3 bedroom units.

The Board discussed possible recommendations to the Selectmen:

- Include more affordable units in consideration of Local Initiative Program
- Proposal must meet storm water standards
- All three bedroom units are affordable

Mr. Gentile stated that creating larger units encourages families. He opined that there is no place to play, and that this is a bad site for children.

The Board directed the Town Planner to draft a letter to the Selectmen with the Board's recommendation that they should not sign onto the Local Initiative Program until a better plan is submitted – architecture, detail, screening, landscaping, lighting, adequate infrastructure, show buildings within 100', existing vegetation. The Board favors more affordable units rather than minimal 25%. All 3 bedroom family units should be affordable.

**BALDWIN - DEFINITIVE SUBDIVISION**

On motion duly made and seconded it was unanimously:

VOTED: To endorse the Baldwin Definitive Subdivision Plan as received.

**COMMUNITY PRESERVATION ACT**

The Board voted to submit a letter to the Editor in support of the Community Preservation Act. The Town Planner will draft the letter and circulate to Board members for review.

**ZONING BYLAW**

The Town Planner updated the Board on the progress to date. A final version of the bylaw should be out in early February. The mandatory public hearing is scheduled for February 15, 2001.

**BONDING POLICY**

The Board wants the ability to re-calculate bonds every 2 years if roadwork is not completed. To be added to new decisions and Rules and Regulations.

On a motion duly made and seconded it was unanimously:

VOTED: To accept the 2001 Bonding Policy.

**MINUTES**

On a motion duly made and seconded it was unanimously:

VOTED: To accept 9/27/00, 10/11/00, 11/8/00, 11/20/00, 11/29/00, 12/7/00, 12/13/00 minutes for approval.

There being no further business to discuss, the meeting was adjourned at 10:00 p.m.