

## TEWKSBURY PLANNING BOARD MINUTES

April 24, 2023

### **Call The Meeting to Order**

Chairman Stephen Johnson called the meeting to order at 7:00 PM. Present at the start of the meeting were Vincent Fratalia, James Duffy, Jonathan Ciampa & Nicholas Lizotte.

### **(A) Approval of Minutes** – March 13, 2023

**MOTION** –Mr. Ciampa made a motion to approve the March 13, 2023, minutes. The motion was seconded by Mr. Duffy and voted 4-0, Mr. Lizotte abstained from the vote.

### **(B) Committee Reports/ Administrative Actions**

#### **(B1) Committee Reports**

#### **(B2) Town Planner's Reports**

##### Housing Production Plan

The 2023-2027 Housing Production Plan will be presented at the May 8 Planning Board meeting and May 16 Select Board meeting. In order to submit to the Department of Housing and Community Development (DHCD) for certification, we must have endorsements from both boards.

The plan will outline housing goals and strategies for the next five years. I will have a presentation which highlights major themes and action items for consideration. I will be happy to discuss these items with the Board at our next meeting and incorporate any feedback.

##### MBTA Communities Zoning

Separate from the Housing Production Plan, we will also start work on a proposed zoning district which complies with the M.G.L. 40A Section 3A MBTA Communities legislation. Public outreach will begin in late spring/early summer to ensure we have a compliant district to present to DHCD this fall in preparation for Town Meeting next May.

##### On the Horizon

No new applications are on the agenda for May 8.

##### 2254 Main Street (former Bluebird Café)

The kitchen plans for “The Pull Up” Latin soul food restaurant were approved April 10. The new operators are working diligently to get building permits in place to do a full renovation of the space. As they progress, I will provide additional updates.

### **(B3) Street Acceptance Clarification – Border Road & Grammy's Way**

Jim Hanley appeared for the Street Acceptance Clarification for Border Road & Grammy's Way. Mr. Hanley stated there was the same issue with both streets, but he would go over them separately. On Grammy's Way they are down to the last couple comments, they have been asked to confirm that the street trees have been placed in conformance with the subdivision rules & regulations. They feel that Grammy's way is very well vegetated & consistent with the plan approved by the board in 2019, Mr. Hanley then went through the plans with the board citing differences and requesting waivers.

Mr. Fratalia asked how close they were with Mr. Hardiman's requests. Mr. Hanley stated that he believed they are very close, especially on Grammy's Way, if they can resolve this waiver. Mr. Hanley stated the DPW is asking for the exact locations which are challenging, that's why they are asking for the waiver. Mr. Fratalia stated he understood things can change in the field to some degree, he doesn't have a problem with the waiver.

Mr. Duffy stated 23 trees were required and they've planted 11. Mr. Hanley stated they've planted 11 along the right of way & an additional 13 throughout the development. Mr. Duffy stated they weren't in the location specified, they are

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down in the back area of the lot, they don't address the shade trees for the residents in his opinion. Mr. Hanley stated they were asked to put in 23 trees they have 22 & left the area of vegetation about 200' in. Mr. Duffy stated it says the 23 trees were on the right of way, Mr. Hanley clarified that the existing vegetation was not cut because that would have added 2 more trees essentially removing the screening to the abutters. Mr. Duffy stated it seems to him that residents might want to have a tree along the sidewalk edge. Mr. Hanley stated they have utilities times 3, by putting in a tree that has the ability to grow 40' is going to be directly in the middle on the front yard in a few years & those roots could impact underground structures, they feel based on the conditions the current plan makes the most sense. Mr. Duffy asked if they could put something in there, other than a tree, as a compromise. Mr. Hanley stated he did not have the answer right now. Mr. Duffy and Mr. Hanley went back and forth regarding how many trees were in certain locations. Mr. Duffy stated he was ok with this waiver because of the underground utilities but in the future, he would like to see more clarity on trees being planted in the neighborhood of underground utilities.

Mr. Ciampa reiterated that there were 11 trees on the plan approved by DPW that have not been planted, the 13 trees planted elsewhere don't count towards the total. Mr. Hanley stated that is the contention of DPW all he can do is share his experience working in town. Mr. Ciampa asked if there was anything prohibiting him from planting trees where the existing vegetation is, Mr. Hanley stated the only thing would be cutting existing vegetation which provides some screening from the development, there are other locations such as the trees places beyond the right of way filling in open space. He spoke with the abutter and asked their opinion, and it made more sense just to leave what was there. Mr. Ciampa stated if they could get that in writing from the abutter it would have been easier to make a condition, they are closer than what the DPW letter made it sound but maybe they could get a couple more trees in just to keep the peace.

Mr. Lizotte stated he would like to see a couple more trees added just to bring it a little bit closer to where the plan called for it, it does look like there's some gaps where maybe they could fit a couple in that are not on top of a utility box or in between a power line. Mr. Ciampa then pointed out that there was a tree on lot 25 that was on top of the electrical line. Mr. Hanley stated it was near the electrical line, they don't want to do that & he thinks it just proves how challenging it can be to get a tree at that location.

Mr. Johnson stated the number isn't really the goal and asked what the goal was. Ms. Lowder stated the goal essentially is to have what is on the ground match the approved plan, that is the standard they are comparing it against & they're asking for a waiver to deviate from that plan. What complicates it is it's a shared stewardship where the DPW has say on the public way trees because it's in the right of way, but the planning board has it as part of their subdivision rules and regulations the ability to waive it. That doesn't mean the planning board has to waive it outright or flat out not issue the waiver, the goal for the applicants is to have this go to town meeting for street acceptance & that is a barrier because it's not built to the approved plan. Mr. Hanley stated that his understanding is that the request from DPW is to conform to strict compliance with the subdivision rules & regulations, not necessarily where they put them on the plan. Mr. Johnson stated that he doesn't think the number is the issue, it's the placement in comparison to what they looked at before & if they're not placed there now is that a detriment the board can't get past. Mr. Johnson stated he doesn't have an issue with it, he gets concerned though when we have these things and issue are dealt with last minute, the tree thing is not new. He understands there has been leeway in the past, but they have a new zoning bylaw therefore everything is new & if they have to check on things they should be doing so well in advance & not at the last minute. If the buffering is adequate for the abutters he's not as concerned, it would be nice if they had some confirmation from the abutters as Mr. Ciampa said. Mr. Hanley stated he could completely appreciate the last-minute piece; he feels like he's in the same boat. Mr. Johnson then went around the table to double-check with the members. Ms. Lowder reminded the board the only thing they are charged with this evening is deciding on the waiver.

**MOTION** –Mr. Duffy made a motion to approve the waiver for the reduction of trees as shown on the plan for Grammy's Way. The motion was seconded by Mr. Frataglia and voted 3-2 with Mr. Lizotte & Mr. Ciampa voting nay.

Mr. Hanley moved on to Border Road stated they had the same issue & was joined by Paul Crupe. Mr. Hanley went over the differences between the approved plan and what was done.

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Mr. Fratalia reiterated he's not a big waiver guy, they need to do a better job of making sure these as built are in and not last minute. He would approve this waiver as presented.

Mr. Duffy stated he would approve this waiver for the trees but going forward they are going to want to see the utilities plan at the beginning of the process to make sure this conflict doesn't occur again.

Mr. Ciampa asked if they had any correspondence from the abutter indicating they prefer this solution opposed to the row of trees. Mr. Crupe stated the abutter was upset when they cut the trees to put the road in & they told him they would put screening for him, it was all verbal. Mr. Crupe then explained why he planted the trees the way he did. Mr. Hanley clarified that he planted 53 pine trees instead of 7 deciduous trees. Mr. Crupe stated the abutter did complain that the trees didn't look healthy, so they hired an arborist that is going to come and fertilize the trees, they are healthy they just need to be fertilized. Mr. Ciampa stated if they are going to be a Tree City then they should start looking at an integrated tree planting plan & site utilities plan & make sure these types of conflicts are avoided in the future.

Mr. Lizotte stated he agreed with both Mr. Duffy's & Mr. Ciampa's comments.

Mr. Johnson stated what has been done in the past is not consistent with the new by-law, they can't just throw together a plan at the beginning now, going forward this can't just be thrown together. This conversation will have to be had sooner in the process if issues arise on site.

**MOTION** – Mr. Fratalia made a motion to approve the waiver for Border Road. The motion was seconded by Mr. Duffy and unanimously voted 5-0.

### **(B4) Committee Designee Assignments**

**MOTION** – Mr. Duffy made a motion to keep all committee assignments the same. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

### **(B5) 1600 Shawsheen Street – Approval Not Required Plan**

Daniel Morrow appeared for the Approval Not Required plan for 1600 Shawsheen Street. Mr. Morrow stated he was there to discuss splitting 1600 Shawsheen St into 2 parcels for a future development plan.

Mr. Ciampa asked how they would access the lot; Mr. Morrow gave a detailed description of the planned lot.

Mr. Lizotte asked what was proposed on which lot. Mr. Morrow stated one lot will be a 180,000 sq.ft. warehouse facility, the other lot will be a development of the existing mill facility.

**MOTION** – Mr. Duffy made a motion to endorse the ANR. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

### **(C) 90 Chandler Street – Metro Sign & Awning for Tewksbury Youth Baseball on behalf of the Town of Tewksbury: Sign Special Permit**

**MOTION** – Mr. Duffy made a motion to waive the public reading. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

John Peterson appeared for the Sign Special Permit for 90 Chandler Street. Mr. Peterson stated he was proposing 3 signs for the town's youth baseball fields on East St. one will be an illuminated message board for youth baseball updates & the signage will be sponsored by Wamesit Lanes. Ms. Lowder stated the original application that was submitted had a TBD in that section, then a revised rendering shows the Wamesit Lanes sponsorship. Mr. Johnson asked what type of sign would display the sponsorship, Mr. Peterson stated it would just be a vinyl sign. Mr. Johnson asked in the event that Wamesit dropped sponsorship what would they do with that sign. Mr. Peterson stated that Wicked Cheesy is a sponsor as well but that is who he had sponsor it for the time being, he has been advised whatever sign does go up should be permanent.

Mr. Lizotte asked if it would be text-based content on the message board. Mr. Peterson stated it would just be updates on Tewksbury youth baseball, sign-ups, maybe games, not advertisements. Mr. Lizotte asked about color, Mr. Peterson stated

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he felt it just looked nicer with the color. Mr. Johnson stated although it does say amber only, they have allowed color on recent signs.

Mr. Duffy clarified the area for the sign. Mr. Peterson stated they originally wanted to put it somewhere between the 2 fields, but he told them they wouldn't have the space, the current location is the most reasonable place. Mr. Duffy asked if there was a plan showing the setback from the road, Mr. Peterson stated the first time he went out there he measured 15' from East St.

Mr. Ciampa stated with how established of an organization Tewksbury youth baseball is he didn't see the need for an electronic message board at all, its out of character with a quainter area of Tewksbury, he has concerns about what could follow if they approve this.

Mr. Fratalia asked if the sign would be visible from the street, asked if it could be moved closer to the field, Mr. Peterson stated it's something they could explore.

Mr. Johnson agreed about the visibility of the sign & asked how durable it would be against foul balls. Mr. Peterson stated it is durable enough & if anything does happen, they will be out there right away. Mr. Johnson asked him to look into the base of the sign being brick like the other signs they have installed in town.

**MOTION** – Mr. Fratalia made a motion to continue the Sign Special Permit for 90 Chandler Street to 5/8/23 @7:15PM. The motion was seconded by Mr. Duffy and unanimously voted 5-0.

**(D) 2 Radcliff Road – Ecogy MA V LLC on behalf of Thermo Niton Analyzers LLC: Site Plan Review, Special Permit (continued from 4/10)**

Applicant requested continuation to 5/8/23.

**MOTION** – Mr. Duffy made a motion to continue the Site Plan Review, Special Permit for 2 Radcliff Road to 5/8/23 at 7:00PM. The motion was seconded by Mr. Ciampa and unanimously voted 5-0.

**(E) 770 Main Street – Butler School, LLC on behalf of The Carciofi Realty Trust: Site Plan Review, Land Disturbance Permit (continued from 4/10)**

Mr. Johnson stated that they had received a letter requesting withdrawal without prejudice.

**MOTION** – Mr. Fratalia made a motion to withdraw the Site Plan Review, Land Disturbance for 770 Main Street without prejudice. The motion was seconded by Mr. Ciampa and unanimously voted 5-0.

**(F) 1693 Shawsheen Street – Community Care Collective, Inc. on behalf of Shawsheen St LLC: Site Plan Review (continued from 4/10)**

David Giannetta & Brian Gaudreau appeared for the Site Plan Review for 1693 Shawsheen Street. Mr. Gaudreau stated they have eliminated the message board request and went over the other updates to the plan which includes the requested sidewalks.

Mr. Fratalia stated he knows the hours will start at 10 AM but if they change to earlier, they will affect the road and businesses around them. Ms. Lowder stated those hours are set by the select board, if they were to change those hours that would apply to everyone, they can make it a condition that if hours do change then new traffic data will have to be submitted.

Mr. Duffy asked about the material to be used for the sidewalk, Mr. Gaudreau stated they had submitted asphalt, but the DPW wanted concrete.

Mr. Ciampa asked if they were still putting a bike rack for employees, Mr. Giannetta stated they will have bike storage on the interior of the secure receiving. Mr. Lowder stated strictly speaking the bike rack is meant to be on the outside publicly assessable, but they had discussed the allowance to have it indoors only for employees for safety reasons, the waiver is still technically required.

Ms. Lowder stated the sidewalk plans will still have to be reviewed by the DPW, she did include the proposed waivers & conditions that were sent to the applicant last week.

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Mr. Johnson checked that the applicant had no issues with a new traffic report if hours do change or any waivers or conditions that he had reviewed. Mr. Giannetta stated he did not have a problem with any of it. Mr. Johnson clarified that although they are waiving the enclosed dumpsters per CCC regulations they will still be locked, Mr. Giannetta added that it will also be screened on one side blocked from the view of the public. Ms. Lowder let the applicant know about the Health Department regulations that may come up.

Mr. Johnson opened the hearing to the audience.

Kathleen Furlong Norman, 35 Kingston Rd – Ms. Norman clarified that there were 2 cannabis retailers in the same vicinity. Mr. Johnson clarified that all applicants have to come to the planning board & all they are checking for at this point is if they are meeting the requirements necessary to meet the bylaw. The second step is, if they get approval from the planning board, to go to the select board for the rest of the process.

*\*Mr. Lizotte abstained from voting.*

**MOTION** – Mr. Fratalia made a motion to close the public hearing. The motion was seconded by Mr. Ciampa and voted 4-0.

Mr. Johnson reminded the applicant that they needed 3 out of 4 votes to be approved.

**MOTION** – Mr. Fratalia made a motion to approve the waivers from sections 3.64C10, 6.1.8 D, 6.1.13 & 6.2.8. B as requested. The motion was seconded by Mr. Duffy and voted 4-0.

**MOTION** – Mr. Fratalia made a motion to approve the Site Plan Review for 1693 Shawsheen Street with conditions discussed pending final review of the DPW. The motion was seconded by Mr. Duffy and voted 4-0.

**(G) 1 Main Street – David Plunkett on behalf of C&M, LLC: Site Plan Review (continued from 4/10)**

Applicant requested continuation to 5/8/23.

**MOTION** – Mr. Fratalia made a motion to continue the Site Plan Review for 1 Main Street to 5/8/23 @ 7:10PM. The motion was seconded by Mr. Ciampa and unanimously voted 5-0.

**(H) 2122 Main Street – The Stories Company, LLC on behalf of Donuts Village, LLC: Site Plan Review/Land Disturbance (continued from 4/10)**

Valerio Romano & Ian Ainsley appeared for the Site Plan Review/ Land Disturbance for 2122 Main St. Mr. Romano stated they had a few engineering comments outstanding, aren't requesting any waivers and requested a conditional approval. Mr. Johnson informed him once it's out of the board's hands there is no more with them, it is just between them and engineering. Ms. Lowder stated the select board is going to be setting up perspective times to hold the licensing hearings, they will not receive a license until the site plan approval is out of the clerk's hand & has been filed with all its final approvals. The select board will have hearings with those who either have their site plan approval or are maybe a meeting away. Mr. Romano stated his reasoning for requesting conditional site plan approval. Ms. Lowder clarified that the site plan approval will not be filed with the town clerk until the last 5 comments are resolved.

Mr. Duffy stated it looked like they had addressed a majority of the issues. Mr. Ainsley stated they were down to 5, one is to confirm a water line is active another is to confirm grade lines, they are all pretty minor, he has spoke with Mr. Stack and has a good understanding of what they are looking for, he's hoping to submit this week he just couldn't do it before this meeting. Mr. Duffy asked if they were sticking with the one-way traffic plan, the applicants confirmed they were. Mr. Duffy asked about the turning analysis. Mr. Ainsley stated that they spoke with Capt. Sawicki & he wants larger turning radii. He did use the requested truck in his analysis and Capt. Sawicki said the state has a code for turning radii that he wants to see implemented on the plan which Mr. Ainsley plans to do.

Mr. Ciampa asked what the potential impact will be if there is an issue with the code required turning radii. Mr. Ainsley stated he doesn't think it would cause a significant issue, the pavement in the back would get closer to the rear of the building and 1 or 2 parking spaces in the front would have to be striped instead of spaces, but they have 16 or 17 excess spaces.

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Mr. Fratalia asked if they were going to hold off putting the granite curbing in. Mr. Ainsley said it seems like a common condition on all permits that curbing cannot be installed until the fire department physically goes out here and navigates the site. Mr. Fratalia ended by complimenting the applicants on their application.

Mr. Johnson checked that the applicants were fine with the 6 conditions sent to them, Mr. Romano confirmed they were.

There were no questions from the audience.

*\*Mr. Lizotte abstained from voting.*

**MOTION** – Mr. Ciampa made a motion to close the public hearing. The motion was seconded by Mr. Duffy and voted 4-0.

**MOTION** – Mr. Duffy made a motion to approve the Site Plan Review for 2122 Main Street with conditions discussed. The motion was seconded by Mr. Fratalia and voted 4-0.

**MOTION** – Mr. Duffy made a motion to approve the Land Disturbance for 2122 Main Street. The motion was seconded by Mr. Fratalia and voted 4-0.

**(I) 553 Main Street – Lazy River Products on behalf of Arkady Kozhuk Trust: Site Plan Review (continued from 4/10)**

William Cassotis appeared for the Site Plan Review for 553 Main Street. Mr. Cassotis stated that the only outstanding issue is signage relates as they are asking for a waiver due to the long name of their company name.

Mr. Fratalia asked if the message board had been removed from the signage plan. Mr. Cassotis stated it has not and gave a detailed explanation as to why they are still requesting it. Mr. Fratalia stated he doesn't like the idea of a message board; he thinks business will come in without it. Mr. Fratalia continued by confirming where deliveries would take place. Mr. Cassotis stated they would be using the secure door in the front, which is reflected in the plans, they only have to shift the door 12" due to a post. Mr. Fratalia asked if delivering this way was even allowed, Mr. Cassotis stated it's been done before, the carport is existing so the town allowed this at some point. Mr. Fratalia disagreed, stated there wasn't a curb cut, Mr. Cassotis confirmed there was in fact a curb cut to drive up to the door and stated that they would do what the board asked. They felt this was the most secure way to do this, they would be driving into a secure building that under lock, key & camera & the door closes before unloading begins.

Mr. Duffy recalled Mr. Cassotis stating they would have a spotter when the van you be pulling in & out. Mr. Cassotis stated that they would have enough employees to come out and assist with blocking sidewalk traffic. Mr. Duffy suggested some type of alarm to alert people when the door is opening, Mr. Cassotis stated if it appeases the board they would absolutely look into something like that. Mr. Cassotis stated they could have preconstructed gates when the cars come, they can just pull them out to block the sidewalk. Mr. Duffy asked about the plans for the message board, Mr. Cassotis stated it would be placed under the current Ocean State Job Lots sign and reiterated his reasoning for requesting one such as gift cards. Mr. Duffy confirmed there were guidelines from the CCC regarding what can be on the sign; Mr. Cassotis stated the requirements are incredibly strict. Mr. Cassotis stated he was willing to add the message board to his license renewal, if they put something up that the CCC did not approve they could lose their license. Mr. Duffy stated that he was ok with the requested waivers.

Mr. Ciampa went through the comments stating he hasn't changed his mind about the message board.

Mr. Lizotte asked to see the sample imagery of what would be on the message board. Mr. Cassotis then gave a presentation showing the planned imagery, including local fundraising, supporting local sports teams and product names. Mr. Lizotte then asked if his sales peaked an hour before closing as a previous applicant had stated. Mr. Cassotis stated no, his sales tend to taper off around 8 PM, they see a spike around lunchtime due to a daily promotion they run & another around 5-7PM.

Mr. Johnson stated he's the most likely on the board to vote for an electronic message board but in this case, he's going to agree with the other members, he just doesn't think it fits here, when you have multiple stores, as this site does, the message board should encompass the other businesses as well, not just one. Mr. Duffy commented that he hadn't considered that, maybe the other business owners could get together and have a board for the plaza that rotated for each

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business in the plaza. The one on the building is a reasonable ask, it's a huge façade and stick to the normal parameters it would just get lost.

There were no questions from the audience.

Mr. Ciampa asked if the applicant withdrew waiver 4 if he would still need waiver 6. Ms. Lowder stated waivers 3, 4 & 6 all relate specifically to the message board sign, if that is something they do not wish to move forward with they would only need waivers 1, 2 & 5.

Mr. Fratalia asked if there was a fee in lieu of for the sidewalk, Ms. Lowder confirmed there was a number determined by the DPW. Mr. Johnson confirmed the amount would be \$21, 126.73 with the caveat that there may be a slight adjustment. Mr. Fratalia asked what fund the money would go to, Ms. Lowder confirmed it would go to the planning board sidewalk fund.

Mr. Cassotis pulled the request for the electronic message board.

**MOTION** – Mr. Ciampa made a motion to close the public hearing. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

**MOTION** – Mr. Ciampa made a motion to approve the waivers from section 6.1.12.C, 6.1.14 & 6.2.10.4.B for 553 Main Street. The motion was seconded by Mr. Duffy and unanimously voted 5-0.

**MOTION** – Mr. Duffy made a motion to approve the Site Plan Review for 553 Main Street with sidewalk condition as discussed. The motion was seconded by Mr. Ciampa and unanimously voted 5-0.

**(J) 1699 Shawsheen Street – Pure Tewksbury, Inc on behalf of David DiCenso, 3 ABS, LLC: Site Plan Review (continued from 4/10)**

Applicant requested continuation to 5/8/23.

**MOTION** – Mr. Fratalia made a motion to continue the Site Plan Review for 1699 Main Street to 5/8/23 @ 7:05PM. The motion was seconded by Mr. Ciampa and unanimously voted 5-0.

**Old Business**

**New Business**

**Correspondence**

Treehouse has submitted a plan & put the landscaping out to bid to prevent headlights from shining onto Main & Livingston Street. Mr. Fratalia stated that people have called him to complain that the parking lot lights are not lit at night when they are leaving the tavern building. Ms. Lowder stated she would follow up with them.

**Adjournment**

Mr. Duffy made a motion to adjourn the meeting at 9:02PM. The motion was seconded by Mr. Fratalia and voted 4-0.

**Approved on: May 22, 2023**

*List of documents for the 4.24.23 meeting*

*Documents can be found in the Community Development Office*

- A. 7:00** Approval of Minutes: March 13, 2023
  - **Meeting minutes March 13, 2023**
  
- B. 7:00** Committee Reports/Administrative Actions

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- 1- Committee Reports
- 2- Town Planner's Report
  - **Memo from Alexandra Lowder dated 4/21/2023**
- 3- Street Acceptance Clarification – Border Road & Grammy's Way
  - **Response letter from Civil Design Consultants dated 4/19/2023 w/ revised as-built dated 4/19/2023 (Border Road)**
  - **Waiver request letter from Civil Design Consultants dated 4/19/2023 w/ attachments (Border Road)**
  - **Response letter from Civil Design Consultants dated 4/19/2023 w/ revised as-built dated 4/19/2023 (Grammy's Way)**
  - **Waiver request letter from Civil Design Consultants dated 4/19/2023 w/ attachments (Grammy's Way)**
  - **Letter from Kevin Hardiman re: Grammy's Way dated 4/24/2023**
  - **Letter from Kevin Hardiman re: Border Road dated 4/24/2023**
- 4- Committee Designee Assignments
  - **Expiring designee terms spreadsheet**
- 5- 1600 Shawsheen Street – Approval Not Required Plan
  - **Form A dated 4/14/2023**
  - **Approval Not Required Plan dated 3/10/2023**

- C. 7:00** 90 Chandler Street – Metro Sign & Awning for Tewksbury Youth Baseball on behalf of the Town of Tewksbury: Sign Special Permit
- **Application package dated 3/23/2023**
  - **Updated rendering w/ sponsorship logo**
  - **Memo from Alexandra Lowder dated 4/18/2023**
- D. 7:05** 2 Radcliff Road – Ecology MA V LLC on behalf of Thermo Niton Analyzers LLC: Site Plan Review, Special Permit (*continued from 4/10*) – **applicant requested continuation to 5/8**
- **Extension request and project update from Ecology dated 4/18/2023**
- E. 7:10** 770 Main Street – Butler School, LLC on behalf of The Cariciofi Realty Trust: Site Plan Review, Land Disturbance Permit (*continued from 4/10*)
- **Letter requesting withdrawal without prejudice from Ranger Engineering dated 4/19/2023**
- F. 7:15** 1693 Shawsheen Street – Community Care Collective, Inc. on behalf of Shawsheen St LLC: Site Plan Review (*continued from 4/10*)
- **Letter from Hancock Associates dated 4/10/2023**
  - **Revised plans dated 4/10/2023**
  - **Traffic review letter from Vanasse and Associates dated 4/18/2023**
  - **Review letter from Andrew Stack dated 4/20/2023**
  - **Proposed waivers and conditions dated 4/14/2023**



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- G. 7:20** 1 Main Street – David Plunkett on behalf of C&M, LLC: Site Plan Review  
(*continued from 4/10*) – **applicant requested continuation to 5/8**
- Letter from LandPlex dated 3/22/2023
  - Letter from Andrew Stack dated 4/7/2023
  - Revised site plan dated 4/18/2023
  - Auto Turn Delivery Van dated 4/18/2023
  - Auto Turn Fire Truck dated 4/18/2023
  - Auto Turn Garbage Truck dated 4/18/2023
  - Traffic Impact Peer Review from TEC, Inc. dated 3/24/2023
  - Memo from Alexandra Lowder dated 4/19/2023
  - Letter from Andrew Stack dated 4/20/2023
- H. 7:25** 2122 Main Street – The Stories Company, LLC on behalf of Donuts Village, LLC: Site Plan Review, Land Disturbance (*continued from 4/10*)
- Letter from Meisner Brem dated 3/28/2023
  - Revised site plans dated 3/28/2023
  - Auto Turn plan dated 3/28/2023
  - Lighting plan dated 3/22/2023
  - Letter from Andrew Stack dated 4/6/2023
  - Email to applicant representatives from Alexandra Lowder dated 4/12/2023
  - Proposed waivers and conditions dated 4/12/2023
- I. 7:30** 553 Main Street – Lazy River Products on behalf of Arkady Kozhuk Trust: Site Plan Review (*continued from 4/10*)
- Revised site plan dated 4/21/2023
  - Revised sign package dated 4/12/2023
  - Memo from Alexandra Lowder dated 4/21/2023
  - Proposed waivers and conditions dated 4/14/2023
- J. 7:35** 1699 Shawsheen Street – Pure Tewksbury, Inc on behalf of David DiCenso, 3 ABS, LLC: Site Plan Review (*continued from 4/10*) – **applicant requested continuation to 5/8**
- No materials submitted

**Old Business**

**New Business**

**Correspondence**

- Email from Tree House dated 4/21/2023

**Adjournment**