

TEWKSBURY PLANNING BOARD MINUTES
June 13, 2022

Call The Meeting to Order

Chairman Stephen Johnson called the meeting to order at 7:00 P.M. at the Town Hall Meeting Room. Present at the start of the meeting were, Robert Fowler, James Duffy & Vincent Fratalia.

Eric Ryder was not present for the meeting.

(A) Approval of Minutes – May 9, 2022

MOTION – Mr. Duffy made a motion to approve the May 9, 2022, minutes. The motion was seconded by Mr. Fratalia & unanimously voted 4-0.

(B) Committee Reports/ Administrative Actions

(B1) Committee Reports

Mr. Duffy stated that he attended his first Northern Middlesex Council of Governments (NMCOG) meeting & they've appointed a new executive director, Jenny Wraith, who is a former planning and community development director from Arlington.

(B2) Town Planner's Reports

Ms. Lowder stated she has items for last meetings report which they did not hold due to lack of public hearings. First item is sidewalk updates. Over the past couple months, she's been updating the Board on the progress of getting sidewalk funding for Rt. 38 & she was told my Senator Feingold's office they submitted an amendment to the Mass senate budget to earmark \$50,000 for the design of the portion of the sidewalk in front of Balance Spa, 1866 Main Street including the signal updates to Main & Livingston.

The next item is the as-built updates, a couple weeks ago they discussed all the outstanding as-builts. Through the efforts of some of the consulting engineers she's been able to resolve a couple of them. She conducted an audit of other outstanding bonds on the list and compared it against the tax collector/treasurer's official ledger & she was able to scrub a few more. They are a couple that are ongoing projects, those aren't going to be up for discussion anytime soon. There are a few she noted some outstanding issues that they are waiting on for the bond, they are waiting on final paving work in front of Toyota, growing seasons to fill out 1201 Main Street for their certificate of compliance and their as-built submittal. A lot of this is in progress if they have any specific questions they can ask.

The summer farmer's market starts this Thursday at Livingston Street from 4-7 P.M. & it'll run through 9/29.

Fall Festival will take place Saturday October 1st & Sunday October 2nd of this year. It's the first time there will be activities on both days.

On the senate budget, they are looking to codify additional financial support for Tewksbury Police & Fire for their response activity at the state hospital. She understands that hasn't been made permanent yet but that is an ongoing effort that Senator Feingold's office has kept her updated on.

1060 Main ST, formerly Skewers, the new owners have gotten building permits & their construction is underway. They plan to open a Mediterranean-style restaurant called Pera Grill, they own and operate a restaurant called Paprika Grill in Salem, MA. It looks like a really delicious menu so looking forward to having them open up. 836 Main St, the former Mirabella's, the new owners have received permits for exploratory demolition work to see what parts of the kitchen & the interior can be preserved for future construction. They intend to do a complete interior renovation with some exterior improvements including an addition for an office & additional freezer space. They intend to open a test kitchen of Italian style food called Brelundi, they have an existing restaurant in Waltham ranging from arancini to pasta to special tea oils. 1866 Main St, formerly Santander Bank, came to the Board last year to get a use special permit to own & operate a bakery. There's been a couple bumps in the road & they've changed to La Vita Dolce but they had building permits issued on June 8th & they're going to start getting in there, they had their final kitchen plans approved so hopefully they see some

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more activity there & hopefully they open by the end of the year. 1800 Main St, the former Eastern Bank, came for a special permit to operate a Starbucks, they also have their building permits issued on June 6 to do the interior renovation. They may be coming back to the board to do sign special permits because they submitted a sign package to the building commissioner & they realized that they didn't put a master sign plan initially because it wasn't required so they are going to do the signs they can by right and then come to the board with a sign package, possibly the 7/18 meeting to get those on the books & hopefully they are open by the end of the year.

(B3) 1325 Main Street – Bond Release

Scott Erikson & Brad Cerullo appeared for the bond release for 1325 Main Street. Mr. Erikson stated they last appeared before the board in 2017 for a special permit to develop 14 town houses & a single building consisting of 5 retail spaces with 7 apartment style units above. Since that time, they have modified & extended that permit, unfortunately, over the past few years the client can't make it work. They met with Mr. Sadwick & Ms. Lowder in May of this year to discuss the client's plan to abandon this special permit & relinquish all rights under it. Things have changed both globally & locally with the town's adoption of the recent overlay, so their client is going to be working with Omni Properties to look at potential alternatives for this site & they hope to be before the board soon with a new plan for the development of the site. In the meantime, unfortunately, the current special permit is simply not viable so they have requested the bond associated with that permit be released & they will update the board as they move forward. Mr. Erikson stated the site presently is secure, he drove by there himself earlier that day, there's a fence up, he knows there were concerns about the grade at the site, the site has been leveled. Any existing holes that were foundation diggings, trenchings that were at the site have been leveled off and filled. There are some stumps that remain at the site, about half of the stumps that were to be removed have been removed, there's still an excavator on the site for that purpose so that work continues, they expect it will be done very soon.

Mr. Fratalia stated he was at the site earlier that day, lost of stumps & stones there, some big depressions on the left-hand side as you went in. Mr. Erikson stated they'll certainly look at that, he didn't see it, but he just drove by. Mr. Fratalia then asked if they are going to abandon the permit right and the site and so forth what are the plans with the fencing & debris on site that's there now. Mr. Erikson stated they would keep the fencing to maintain a safe & secure site, any debris would be removed, as indicated the stumps & stones, they want to keep a safe site but until they figure out what they're going to do there will be no additional work at this time. Mr. Fratalia stated his concern was he drives by the location on a regular basis, he used to attend & go to the store when they were open but its an eyesore. He drives by there regularly, all the screening is flapping in the wind, its like a dump site. He drove by and saw a for sale sign on a car out front, this is Main St. Tewksbury, they can't tolerate this. There's other site in town they are on top of to keep it presentable and he understands that work was being done there but finding out through his notes in the report from Ms. Lowder that they are going to abandon the permit, there is no way he is going to release the bond until they fully comply with getting the site cleaned, maintained & presentable for the rest of the town that drives by and looks at it. Mr. Erikson stated he appreciated those comments, he assures him the Cerullos more than anyone else want to see the site developed, this has been no boom to them, Mr. Fratalia's concerns are well founded, they'll certainly address any of those issues. What he will ask of the board is perhaps some clear direction for the expectations are associated with the release of the bond, the bond was obviously to secure the performance under the permit, the permit's not moving forward but it's important for the town, the Cerullos, the neighborhood that they site be clean & presentable at least until the new plan is brought forth. As he said, that is in development, they don't have a new plan at this stage, otherwise they wouldn't be before them. Mr. Fratalia stated that's why he asked is the fence was going to come down. Mr. Erikson stated he thinks the fence should stay up, but he defers to the board, he thinks its important to secure the site, if the board feels differently about the fence, then he's certainly happy to speak with the client. Mr. Fratalia stated he would have a problem with the fence coming down providing it's a safe site. People could walk in there now if they wanted to, he walked right in, the fence was not secured, there wasn't a lock on it, he opened the gate & walked in again. Its not his first visit to the site, he's been there before and relayed some messages to Ms. Lowder about what he saw, along with Mr. Duffy, they both reviewed the site & he knows they've done some filling in there, but he still needs to have some more done to make the site presentable & cleared then the fence can come down & the flapping screening could go away. Mr. Erikson stated to the extent that this board has

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consensus on what the expectations would be, obviously they want to make sure the site is level & graded so they will look at that depression.

Mr. Duffy stated he pretty much agreed with Mr. Fratalia's assessment of the site. There's no fence on the back of the lot that goes into St. Williams, the purpose of fence is to keep people out so the site isn't assessable then you have to fence the whole thing or the site has to be brought back to its original so it's safe for people to go into, you cant just leave a dirt pile that totally accessible to anybody that wants to go in there & that's the way it is right now. He knows they are talking about possibly coming back to the board in the future, that could be a month from now or 5 years from now from their perspective, so he doesn't have a problem with releasing the permit but as far as the bond goes, he feels they have a lot of work to do before he would be in support of that. Mr. Erikson asked if Mr. Duffy could be more specific as far as the work to be done before the release of the bond. Mr. Duffy stated to fence the property, keep at least the Main St. side privacy on the fence & in shape so that isn't not in tatters, keep it secured, no peripheral type businesses going on there like a car sale & just have it be presentable. Mr. Erikson stated that perhaps the board can discuss this after the fact with Ms. Lowder & get back to them, what he's heard were 2 somewhat different things, one was the removal of the fencing & the other is now securing the site & this s exactly why they are there, they just want to confirm with this board what the direction is, they aren't saying yes or no to anything, they want a safe secure site, they want a clean site same as the board does so whatever the board determines is more appropriate is where they'll go.

Mr. Fowler stated they have led them down a path that is a little confusing, they mentioned a few things such as there are thoughts & plans of what you want to do with the property and then you bring up town meeting, do they have any idea what they are going to do with the property. Mr. Erikson answered, no, not at this time, he would be completely speculating at this point if he gave the planning board any information, he doesn't want to give them incorrect information. They've had some very preliminary discussions but its frankly not in the position to present. Mr. Fowler stated if they have no reason to have equipment in there then they have no need for a fence, if they have no need for a fence then they better make it look like a field, get some loom in there seed it get it growing so when a month from now, 5 years from now they can do something with it but in the meantime its not going to look like it has looked for the last 3+ years. Mr. Erikson stated that the equipment there now is there for the removal of the stumps & the stone. Mr. Fowler stated that is something they could have been doing for the last 3 years. Mr. Erikson stated ideally, they would have been building this project over the last 3 years unfortunately that just did not happen, but he understands. Mr. Fowler reiterated that they have no idea, no thoughts, no plans for the site, that means they have no idea how long it'll be in the condition it is now so unless they have a nice pristine fence it looks like a junkyard, he would suggest they get some loom, spread it out, grow some fast grass, take the fence down & get the equipment out of there until such a time as they can honestly come back to the board with a plan. He thought they had a good plan before, if they are going to throw that plan away that they worked hard to develop. Mr. Erikson interjected that the Cerullos thought they had a good plan before, unfortunately time has changed that. Mr. Fowler asked why. Mr. Erikson answered a lot has changed since then. Mr. Fowler asked him to explain. Mr. Erikson stated that the projects simply not viable at the time at the level of affordability for one. The increase in cost associated with supply chain issues and the pandemic related shortages have drastically changed the clients pro forma. Mr. Fowler said he understood that but if you drive up and down Main St. in the meantime there's been 20 other sites developed. Mr. Erikson stated again that the Cerullos more than anyone want to see that site developed.

Mr. Johnson stated he would try to round these all in together. In the state that it is in right now he would not want to see the fence come down, but he also doesn't want to see a junk fence there, it needs to look good in terms of what people are driving by, its literally the dead middle of Main St. so while the fence is up it needs to look presentable. He agrees with the others that it would be ideal to have the fence down, there's really no other sites they've had stay fenced in when they are waiting to see what happens so he's not going to impose that requirement but at the same time he doesn't want to see the fence come down and have a dust bowl blowing out on to Main St. because they haven't done anything but level the property & deal with stumps & boulders, he actually doesn't care if the boulders are there as long as there is grass everywhere else. It has to be one or the other, if they want to keep a fence up & keep the fence in pristine & presentable order that's fine, it wouldn't be ideal, but they can't just take the fence down & have it the way it is right now it needs to at least look like an open lot. They've lost the asphalt, if it was still there then obviously that would alleviate some of that problem, but they don't so they are going to have to do something in the meantime because they can't have it like that. He

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doesn't know how specific they need it, but he thinks that Mr. Fowler's suggestion of loaming it and throwing some grass in there making sure that it's cleaned up then take your fence down & then they'll wait and see what they come into the board with whenever it is they come back. If they don't do that & they take the fence down & then come back into the board, it's not going to be a happy board. Mr. Erikson stated, again, that's why he thinks some clear direction would be most helpful for everyone. Mr. Johnson then asked if the 4 members agree that it be leveled out, loomed, throw some grass in there take the fence out. Mr. Fratalia asked if he could give some feedback then stated he was on site that day, he walked the entire site. As you go down into the site, they did fill in the holes where they were digging out the foundation for the footings and so forth, as you go 10'-15' past that you start going down about 10' to the silt fence in the rear. He then asked if Mr. Cerullo has been on the site. Mr. Cerullo stated he has not within the past few weeks. Mr. Fratalia stated to think you're just going to go throw some grass seed down, that isn't going to happen because as you get to a certain point you're going down, it's not level. For you to level that site and put some grass in there there's going to be major truck loads of loom & fill coming to level that thing completely so it's not a safety hazard for residents that happen to walk back there & all of a sudden fall down 10'. Mr. Johnson then stated residents shouldn't be walking on a private piece of property, he's not comfortable imposing on them making sure that people can walk on their private property because he doesn't want to encourage anyone to walk on their private property, to him, a reasonable amount of leveling, clean nice looking & honestly if people are walking on your property & walking to the back of your property they got a whole different issue here, it's not a walking path, it's not a cut through & it shouldn't be used that was any more than they want the liability. Mr. Fratalia is right, if there's holes on there and they're literally a danger to someone who may stumble across your lot for some reason, you don't want them to fall into a void, he's talking about that kind of thing that is not acceptable. Mr. Erikson stated what they wouldn't want to do is grade the lot to level at street level just for the sake of doing that when they don't know what the future site condition is. Mr. Johnson stated that isn't what he's asking, he just wants it looking good, that's the idea. Mr. Erikson stated obviously no obvious hazards, the foundation holes from his understanding have been filled. From what he could see from the road today they appear to be filled & again it is absolutely a private site, there should be no trespassing on that site, so they'll fill any obvious dangers, loom the site and then once it's loomed & seeded the fence would be removed, is that the consensus. Mr. Duffy asked to add a couple of things. Mr. Fratalia's point about it dropping off towards the back roadway is going to be a constant source of erosion there over time, the longer its there the more material is going to continue to wash down that hill no matter what. Mr. Johnson stated the idea is that they are going to keep it up, its not a one time. Mr. Fowler stated he would expect that these gentlemen know what they are supposed to do when spreading loom on a hill & then you put erosion controls down, it's not going to happen if they do the right work. Mr. Duffy stated when the grass does begin to grow and if they do not come back for some time there should be a certain amount of maintenance there as well.

Mr. Erikson asked to recap. They are going to fill any obvious depressions, finish removing all the stumps, the stone? Mr. Fratalia clarified they should spread the stone instead of having it piled up. Ms. Lowder suggested so its not just a pile of boulders but perhaps put those across the boundary to discourage or stop any vehicles from coming off of Main St. & that way it not a pile they're serving a purpose for the time being. Mr. Erikson said they can do that, they can move the stones along to roadway, and once they have it leveled, they will loom & seed the top-grade area. Mr. Johnson stated and no vehicles, they don't want to see vehicles being stored there or anything like that. Ms. Lowder stated for the loaming and seeding to make sure they coordinate with the conservation agent since the rear of the property if a jurisdictional area, erosion controls are set up but make sure they give Joe a call before they do anything.

MOTION – Mr. Duffy made a motion to abandon the permit as requested by the applicant for 1325 Main Street. The motion was seconded by Mr. Fowler & unanimously voted 4-0.

Mr. Johnson asked if as a courtesy the board could take Agenda Item E out of order.

(E) **60 Highland View Road – Highland View Realty Trust: Site Plan Special Permit, Special Permit, and Land Disturbance Permit (continued from 5/23)**

Matt Hamor appeared for the Site Plan Special Permit, Special Permit & Land Disturbance Permit for 60 Highland View Road. Mr. Hamor stated he was there to withdraw the application for 60 Highland View Road, the applicants have decided to withdraw this application for what he believes to be economic reasons though he isn't sure. Where the building

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would be different when they come back again it didn't make sense to modify the plans and wait for a different use of the building so at this time they would like to withdraw.

Mr. Fowler stated he was disappointed, but he can't help but think that somehow this is going to come back to bite them because when they found out about the drainage it created a problem for Mr. Hamor. Mr. Hamor stated it didn't really, it had nothing to do with the drainage, Mr. Fowler questioned then why the delays all these weeks. Mr. Hamor stated it was just back and forth with the engineering department on drainage and site design, not specifically the drainage, that has nothing to do with the withdrawal.

Mr. Frataglia stated it was very disheartening to hear that because he was very upbeat on the project, having that type of business come into town & its unfortunate they withdrew. On the drainage issue, he did review a lot of the planning board meetings that they've have and there was nothing mentioned by Mr. Hamor about the drainage being there prior to when he mentioned it at a recent meeting. Its water under the bridge but just for the record he reviewed the minutes & the camera videos and so forth because he would have remembered that. It's very unfortunate because he was looking forward to the berries that were going to come out of there.

Ms. Lowder recommended withdrawal without prejudice just in case this project comes back to fruition they don't want to reinvent the wheel.

MOTION – Mr. Duffy made a motion to grant the withdrawal without prejudice. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

(C) **160 & 170 River Road – Trull Brook Golf Course, Inc.: Site Plan Special Permit & Land Disturbance Permit (continued from 5/23)**

Applicant requested continuance to 6/27/22

MOTION – Mr. Frataglia made a motion to continue the Site Plan Special Permit & Land Disturbance Permit for 160 & 170 River Road, Trull Brook Golf Course, Inc. to 7:05 PM on 6/27/22. The motion was seconded by Mr. Duffy and unanimously voted 4-0.

(D) **85 Livingston Street – Tree House Brewing Co. on behalf of Tewksbury Country Club LLC: Site Plan Review**

Mr. Johnson reminded the audience this is part of the project, not the part of the main building where the country club is. The applicants may discuss that but that's not the purpose of the hearing, this is that other building that's on the site closest to Livingston St. so its part of the whole site but not the big building and some of what people might have seen in the newspaper.

Sarah Magimorn, Jim Hanley & Joe Veccioni appeared for the Site Plan review for 85 Livingston St. Ms. Magimorn stated Treehouse Brewing Co is a producer of fine craft beverages, they serve them in the most beautiful & comfortable environments & Ms. Lowder was kind enough to put up some images of their current locations so they could give an idea of the thought they put into their facilities. Their roots run really deep through Massachusetts & New England, she then wen trough some photos with the board of their current locations in Charlton, MA, Sandwich, MA, South Deerfield, MA & Woodstock CT. Ms. Magimorn stated they make not only beers but seltzers & ready to drink cocktails, they have their own distillery & a pretty exciting coffee brewing program they do cold brew as well. They've made it a mission to find a home to serve greater Boston & they are filled with such pride & purpose to be calling Tewksbury home, they're just absolutely thrilled to be there. The first time they saw Tewksbury Country Club & then getting to know Mark Ginsburg they knew they found someone that shares the same passion for creating lasting & special experiences, but also somebody that has acute attention to detail & Mr. Ginsburg & they very much share that in common. Their plan is to evolve the main event space into an inviting beer hall with a retail store, they are going to operate a golf course & the various amenities that feed that golf course. Today they are there to talk about 85 Livingston Site Plan Review, an addition to put on that building that will house their storage for their beverage to go operation.

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Mr. Hanley stated that under the new zoning they're in the MUB/Commercial zone, they are here in front of the board tonight for a site plan review. Mr. Hanley then reviews the site plans of the existing salon building and stated they are proposing a 51.5' x 56.5' building addition that's just over 2,900 sq. ft. & the proposed use will change from the salon & professional office to resale sales, retail sales of alcoholic beverages which is a by right use in the zone. The build addition is located within the existing parking lot, to the north of the building they're proposing to remove about 10'-15' deep by about 56' wide of additional parking area & that basically rounds out the existing parking that's out there and convert that over into a lawn. They have minor adjustments to the sidewalks & ramps leading to & from the existing portion of the building, you can see on the plan they are tying it to the sidewalk that comes off of Livingston St. onto Ironwood Ln. and then tying that into the existing walkways that goes around the perimeter of the building. On the west side they're proposing a handicap ramp from the front doors down to the handicapped parking spot. They basically want to maintain traffic past the building so they didn't impact the rest of the site so they maintain that 24' wide lane going past the proposed addition to the east of the building, the loading area, which will generally be something the size of a box truck that will be coming into that cooler & they wanted to maintain vehicular access to the existing spring water well retail facility. Along the west side of the site, they've designated 15 parking spaces for To-Go orders. All in all, they have a slight reduction in impervious surface, they aren't required to make drainage improvements, they aren't increasing impervious surface, they won't have any increases in off site peaks & received an email from DPW stating there were no stormwater concerns. Very little adjustments to grades around the building, specifically at the location of the handicap ramps & then around the remainder of that perimeter its really kind of a saw cut for the actual construction of the building. Basically, the parking surface is remaining essentially the same & ten limited adjustments to the existing utility services, they'll adjust those as need be, for the most part there'll be service through the existing building that's out there.

Mr. Veccioni stated he wants to run through the operations of this space & how that informs the building form. There's a box truck that will come in & the operations team will load that through the sliding door into the cooler. From there the customer will make their order online through the Treehouse app and then assembled in the existing building by the retail team, put into those coolers until the customer arrives at the designated pick-up time, when the customer arrives their order will be brought to them. This is not a publicly assessable building, the customer stays in the car so they run the order out load the vehicle and come back in, that's the extent of the operation, that new addition is simply a cooler & then the existing building would be modified for the assembly of sales.

Mr. Fowler asked how someone driving down the street seeing this will know what kind of beer is in there. Ms. Magimorn stated that they depend on their app based or online store. You go on select your location & once you select that you can scroll through the different options and that will be loaded in the store online and you can see all of our many offerings. Your make your purchase in advance, this is not a retail situation where you pull in, go in and look through shelves it is all happening online. They come before them today having established the template & operation successfully both in South Deerfield & in Sandwich. Mr. Fowler stated they are going to be working out of one of the most attractive sites in Tewksbury and looking at the architectural renderings, the addition on the back of the building, he's a little disenchanted. He then asked if they had to remove windows in the existing building to do some of the interior stuff. Mr. Veccioni stated for that back side of the building that faces the parking lot they did have to infill one window on the back, the facades remain unchanged, the cooler itself & the architecture that informs it is just a product of its function to maintain the temperature to maintain the quality of the beer over time. The building itself, the cladding as well as the color will match the existing architecture around it to try to integrate it with the quality of what's on site already. Mr. Fowler then stated on the rendering they have so far it's just a blank wall, 3 blank walls with doors at one end, is there any manner in which they could add a number of windows so it matches the contours & the color & style of the windows that are there so when you're driving down the street it doesn't look like a warehouse but it looks like an addition to an attractive building that's part of the main building. Is that possible? Mr. Veccioni stated they are certainly amenable to doing that, to mesh what they do. Its evident by the images they showed they are really committed to quality ad making sure that the existing architecture that's there they meet or exceed it in terms of form. So, in terms of the trim adding faux windows, they'll be happy to work with them to make sure it meets the standards they both want it to be. Mr. Fowler then asked if there was a way they could shield the mechanicals on the roof of the cooler. Mr. Veccioni stated they are trying to preserve the exist, if you look at the existing building, that red façade there's a gable & they're trying not to go so high as to affect that gable because it does overhang the primary roof form. As far and the mechanical units required there would be 4 pretty small condensers, they don't require much, its really just a little above the roof & they've tried to set those back to the center of the roof so from the perspective of someone walking by you aren't going to be able to see that from the grade of the site. Mr. Fowler ended with welcoming them to Tewksbury.

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Mr. Duffy stated he's talked to a lot of Tewksbury residents that are happy to have them come on board. He continued that it looks like a pretty substantial architectural downgrade from the rest of the complex there, to have 3 walls with clapboards so hopefully they can do something a little bit better on that. There's a lot of excitement from the people around town, they mentioned they will be operating the golf course, one of the most common questions he's been getting is who's going to be running the golf course and now they know its going to be Treehouse. To Mr. Fowler's point of installing a parapet wall or something along those lines on the roof, he envisions the day possibly they are back here asking for a roof deck. Ms. Magimorn stated they have no intention of having a roof deck, to reiterate what Mr. Veccioni said is the condensing units are 4 small ones that will be pretty set back so you won't be able to see them. Mr. Duffy stated it just looks like a pretty big span for a very shallow, is it almost like a flat roof? Mr. Veccioni stated it's pitched a quarter inch per foot just to have a gentle slope to a gutter to just ease any drainage off the building. Mr. Duffy stated then his only comment is the exterior walls, he would like to see a little bit more thought being put into that.

Mr. Fratalia asked about Mr. Hardiman's comments about a traffic study and if they were opposed to doing something like that. Ms. Magimorn stated they were not opposed. Mr. Fratalia stated if they did a traffic study he would like it done both ways not just to the left. He then stated he loves them coming to Tewksbury, he thinks its going to be phenomenal. As previously mentioned, if they could work on the aesthetic wise to break up the walls. Mr. Fratalia ended by also welcoming them to Tewksbury.

Mr. Johnson asked how much control they had over staggering the pickups to try to alleviate some of the traffic, have they already done that at their other sites, can they do that? Ms. Maimorn stated that yes, they have, they have a proven template for that. They've worked to eliminate as much friction as possible, it is very much in their best interest to be able to give the best experience for their guests & that includes when they make their purchase and come pick up their beer, no one wants to sit in a line or have backed up traffic & that is something that they have eliminated through their reservation system. You go onto treehousebrew.com select a location go through, select what you like, select a pickup time, she's impressed by her customers they abide by the pickup time they show up press I'm here on their phone and the order is walked out to the car and you are on your way. Mr. Johnson then stated he meant more along the lines of their ability to prevent 10 people from picking 5 o'clock on Friday as their pickup time. Do they have that built in? Ms. Magimorn stated they only load so many slots for pickup times, one they are filled customers have to pick a different time. As demonstrated by the Sandwich town manager, he sent a note that it's going rather seamlessly in Sandwich, she's really proud of their crew, they've worked really hard don this & their doing a great job. Mr. Johnson stated he would like them to reserve the ability to talk to them again if it turns out there's some disconnect of what's being allowed in terms of that pickup time with what's really going on traffic wise & it's not being taken into account. He doesn't envision it being much of a problem but it's the only way they can be sure they have a chance to talk about it again if they have to. Ms. Lowder stated the proposed conditions she included in their packets, the last bit in that paragraph gives the board that ability. Mr. Duffy then asked if next time they talk if they could give some updated renderings of the construction on the design. Ms. Magimorn stated when they say talk again, they welcome and ongoing dialogue. Ms. Lowder then stated under the Site Plan Review process, with the new bylaw, they could ask the applicants to submit full color renderings to her when they have them and she can bring them to the board as an administrative item to look at because something like that isn't really in the purview of site plan review because they're really looking to make sure with site plan review that there's compliance with zoning bylaw, that the design and construction don't have major impacts on the surrounding areas, not necessarily aesthetics. They can certainly ask the applicants to submit full color renderings, but it wouldn't be a condition per se. Ms. Magimorn stated they are committed to providing the most beautiful memorable experiences, comfortable welcoming environment for all of their customers as demonstrated by the many locations they showed tonight. She agrees that Tewksbury Country Club is absolutely beautiful, one of the finest she's found anywhere, there is no scenario where they would do anything under the standard of what Marc Ginsburg and his family have built & they're really excited to continue that legacy of attention to detail & she's fully confident they will be pleased with what they do with this site. Mr. Johnson stated he doesn't think there's any question based on the other projects they've done that they have that much concern from them its more along the line of this is the first time they're doing this & they wouldn't discount his ability to stretch that clause into getting exactly this going forward. He thinks those faux windows are going to make a big difference. Ms. Magimorn stated they would get the renderings to them.

Mr. Fratalia asked if there was a timetable as far as when they are going to start selling beer. The buzz around town in crazy people are asking him, hence the question. Ms. Magimorn stated she did not have a hard answer and she wouldn't want to mislead anyone, but they are beyond thrilled to be in Tewksbury and would like to be underway as soon as possible. All planned events will be held through the end of the year, so no one needs to worry about that.

TEWKSBURY PLANNING BOARD MINUTES

June 13, 2022

Mr. Johnson opened the hearing up the audience.

Brenda Bennett, 20 East St. stated her question and concern is the overall aspect of the driving, how much more is going to happen in the town in terms of trucks and cars, what kind of events are they going to have & what kind of impact that is going to have on this Town. Mr. Johnson stated they are free to answer if they choose but this is not what this actual public hearing is about, so they've told us what they are going to do with the building that's before them tonight, but her question does not relate to what's here unless it relates to this building. Ms. Magimorn stated out of respect for their time and the board they would like to just speak to the 85 Livingston St. What she stated at the opening was that they are contemplating for a inviting beer hall in the main event center & maintain operations in the golf course & that is the future of this facility for them but as for tonight se would like to talk to just 85 Livingston St. Mr. Johnson informed Ms. Bennett they are having a traffic study done as one of the conditions of the permit for this, what's in front of them so that will get done. Ms. Lowder informed everyone that detailed in the condition there will be a baseline traffic study performed & hen there will be a follow-up after 6 months of full business operations & then again at 12 months to ensure that nothing is being left behind. The applicant could eb responsible for possible mitigation factors if necessary. It could be an adjustment in how many people are allowed to pick up beer at one time, possibly adjusting occupancy, these are just examples of the types of things they could implement if they find that they traffic is negatively impacted. Ms. Bennett stated the traffic is really her concern. Its exciting to see what they could possibly build but her concern is the traffic & how it will impact us all that live here in Tewksbury. Mr. Fratalia stated its a genuine concern from the town in general, not just her, people are worried about what's going to happen & how it will affect the town on Livingston & Main St. coming in & out. He tries to stay positive in those things and they'll deal with it as they go. Ms. Bennett stated once again she's concerned about the volume of traffic and how it will be alleviated. Mr. Johnson stated the traffic study is going to pick up the main building even though that's not what they're discussing that sort of benefit of doing the traffic study in those increments that that will capture that anyways. Mr. Fowler stated they had a discussion with the state about reconstruction of that area which would affect them in a good way, is there a timeline on that. Ms. Lowder answered they did receive some communication with the state regarding that project, that's actually more in the town engineer's purview but they did get some communication in the mail the other day & Mr. Hardiman was very excited, so she has to think that project is coming to fruition soon. It's a reorganization of the Pleasant, Main & East triangle, so they will be doing some things to alleviate traffic in that specific area.

MOTION – Mr. Duffy made a motion to close the public hearing. The motion was seconded by Mr. Fowler & unanimously voted 4-0.

MOTION – Mr. Duffy made a motion to accept the Site Plan application for Tree House Brewing Co. on behalf of Tewksbury Country Club LLC. with the condition that the applicant provide a traffic study so the impacts of the change from a personal service establishment to retail on the local roadways can be completely understood. Follow up traffic impact assessment shall be submitted to the Community Development Office after 6 months of full business operations & repeat after 12 months of full business operations to ensure all ususes of the site are captured & mitigated if deemed necessary by the town. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

Old Business

New Business

Mr. Johnson stated this was something new for them tonight, the site plan review, obviously they have tried over time to not approve hearings in one shot however this is meant to be done that way if it can be, so that isn't really going against their self-imposed rule. Ms. Lowder stated this is also a unique situation where the stormwater & drainage were not going to be affected it was building going on top of already impervious surface and in fact they are going to be adding some grass to decrease the impervious surface & increase the landscaped area. Most of the site plan reviews the expediency is intended, however this one went particularly quickly because they did not have a drainage component to deal with, the site is already developed.

Correspondence

Adjournment

MOTION – Mr. Fratalia made a motion to adjourn the meeting the 8:17 P.M. The motion was seconded by Mr. Duffy and unanimously voted 4-0.

TEWKSBURY PLANNING BOARD MINUTES
June 13, 2022

Approved on: June 27, 2022

List of documents for the 6.13.22 Meeting

Documents can be found in the Community Development Office

- 7:00 p.m. Call meeting to order
- A. 7:00 Approval of Minutes: May 9, 2022
- **May 9, 2022 Meeting Minutes**
- B. 7:00 Committee Reports/Administrative Actions
- 1- Committee Reports
 - 2- Town Planner's Report
 - **Memo from Alexandra Lowder dated 6/10/2022**
 - 3- 1325 Main Street – Bond Release
 - **Letter from Attorney Scott Eriksen dated 5/18/2022**
- C. 7:00 160 & 170 River Road – Trull Brook Golf Course, Inc.: Site Plan Special Permit & Land Disturbance Permit (*continued from 5/23*) - **applicant requested continuation to 6/27**
- **No materials submitted**
- D. 7:05 85 Livingston Street – Tree House Brewing Co. on behalf of Tewksbury Country Club LLC: Site Plan Review
- **Application packet dated 5/19/2022**
 - **Email authorization from property owner dated 5/19/2022**
 - **Letter from South Deerfield Select Board/Board of Health dated 4/20/2022**
 - **Email from Sandwich Town Manager dated 5/20/2022**
 - **Email from Kevin Hardiman dated 6/8/2022**
 - **Memo from Alexandra Lowder w/ attachments dated 6/9/2022**
- E. 7:10 60 Highland View Road – Highland View Realty Trust: Site Plan Special Permit, Special Permit, and Land Disturbance Permit (*continued from 5/23*)
- **Letter from LandPlex dated 6/2/2022**
 - **Revised site plans dated 5/25/2022**
 - **Letter from Kevin Hardiman dated 6/7/2022**
 - **Proposed waivers and conditions (undated; 1 page)**

Old Business
New Business
Correspondence
Adjournment