TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
June 23, 2022

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PLANNING BOARD MEMBERS

Joseph Queiroga – Chairman (Absent)
Raymond Phoenix – Vice Chairman (Present via telephone)
Christopher Coelho (Present)
Kathleen Houle (Present)
Joshua Carpenter (Present)
Joel da Silva, Associate Member (Present)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

Mr. Phoenix acted as Chairman.

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 29. - Legal Notices from surrounding communities
- APPROVE/SIGN Minutes of May 26, 2022 & June 9, 2022
- APPROVE Change of Occupancy:
  - John M. Regan (Four Seasons Auto Wash Inc.) – 497 Center Street (change of ownership of existing car wash)
  - Matthew Lacroix (Real Property Management – Bay State West) – 563 Center Street (from chiropractor/office space to real estate/property management office)
  - Charlene Coelho (Cha's Ice Cream & Grill) – 329 West Street (from ice cream shop to ice cream/food shop)
  - Jennifer Jameson (PODS Enterprises, LLC) – 28 Tyburski Road (from storage to storage)
- SIGN Special Permits:
  - Paul Babin Jr & Kimberly Babin – 517 Ideal Lane #607 (engineering consulting)
  - Barbara Capuano – 0 Timberidge Road (estate lot)
  - Ron DeSellier – 175 East Street (electrician)
- APPROVE/SIGN Bills – W.B. Mason (office supplies) (2 invoices)

CONTINUED PUBLIC HEARING – Special Permit / Site Plan – 590-596 Center Street (Assessors' Map 16B, Parcels 116 & 116A) JLL Real Estate, LLC (redevelopment of site into a self-storage facility in an Agricultural Moderate Density Overlay District) (Requesting continuance to July 14 @ 7:15 p.m.)

SEE ATTACHED MINUTES

Draft Marijuana / Cannabis Bylaw

Mr. Coelho remarked that he doesn't think that every type of marijuana establishment should be included in all of the zones. He said that laboratories and cultivation can be separated from retail and sales and should only be located in an industrial zoned area. Mr. Phoenix said that distance requirements for retail facilities should be eliminated from other types of entities in the town and should be able to be put anywhere that a CVS can be located. Mr. Stefancik will contact Jeff Daley from Westmass to see if this is anything that they feel would be appropriate for them at the Mills. Mr. Stefancik noted that he included the state buffer zone around schools which is 500 feet, in the draft bylaw. Mr. Phoenix said that he thinks that the buffer zone shouldn't be included in the bylaw, and to just include the phrase "the minimum allowable under state law" or to just leave it out entirely. He also remarked that if Westmass doesn't feel that any cannabis establishment is the right thing at the Mills, especially for statutory or grant related purposes, then it shouldn't be allowed there in the bylaw, and then it can be changed in the future if needed. The Board agreed that a special permit should be required as part of the approval process for a marijuana facility.

Documents included: Draft Bylaw: 6.13 Adult Use Marijuana/Cannabis Establishments

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Mr. Phoenix: Unless there's anything else, I'll entertain a MOTION to adjourn.
Mr. Coelho: **SO MOVED.**
SECOND Mr. Carpenter.
Mr. Phoenix: Those are always in order and not debatable.
5-0 in Favor.
Roll call vote: Ms. Houle – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. da Silva – yes; Mr. Phoenix – yes.

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Meeting adjourned at 7:52 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

su

(All related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SPECIAL PERMIT / SITE PLAN
590-596 Center Street (Assessors' Map 16B, Parcels 116 & 116A)
JLL Real Estate, LLC
(redevelopment of site into a self-storage facility in an
Agricultural Moderate Density Overlay District)
June 23, 2022

PLANNING BOARD MEMBERS

Joseph Queiroga – Chairman (Absent)
Raymond Phoenix – Vice Chairman (Present via telephone)
Christopher Coelho (Present)
Kathleen Houle (Present)
Joshua Carpenter (Present)
Joel da Silva, Associate Member (Present)

The hearing began at 7:03 p.m. in the Selectmen's Conference Room.

The public hearing was continued from May 26, 2022.

Mr. Phoenix acted as Chairman.

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In attendance: Attendees. The applicant was not present for the public hearing.

The applicant submitted a written request for continuance until July 14, 2022 @ 7:15 p.m.

Mr. Phoenix: We're gonna go back into the continued public hearing now. This is for a special permit and site plan at 590-596 Center Street for the self-storage facility over on Center Street. Is the applicant here again?

Mr. Stefancik: No Ray, they did send in a letter to ask for a continuance. The developer's attorney couldn't ---.

Mr. Phoenix: I'm sorry, it's hard to hear you Doug. I think you're a little too far from the microphone for me.

Mr. Stefancik: Ok. Can you hear me now?

Mr. Phoenix: Yes, I can.

Mr. Stefancik: Ok, the applicant asked for a continuance of the public hearing. Their attorney isn't available, and they asked to be continued to July 14th at 7:15 p.m.

Mr. Phoenix: July 14th at 7:15 you said?

Mr. Stefancik: Yes, correct.

Mr. Phoenix: Ok. Do we have members of the public that came in this evening?

Ms. Houle: Yes.

Mr. Coelho: Yeah.

Mr. Stefancik: We do.

Mr. Phoenix: And at what time did we get this request for the continuation to another day and time?

Mr. Stefancik: 3:25, I don't think he knew until later in the afternoon.

Mr. Phoenix: Obviously unforeseen things can happen to all of us. It's always frustrating when this happens though because we have other people that did take the time to come in and without having much notice, it's not we could really even reached out to the people that were here last time and let then know that this was a request that was coming in.

Mr. Coelho: Is it fruitful for us to open it up to the public for now?

Mr. Phoenix: Well, I mean, we can. I'm not sure how good of a discussion we can have without the applicant being here to respond to anything. But, I think since we do have people here and I know we were running into time constraints last time. That's kind of the direction that I was leaning. Give people a chance to speak and I know I have some comments myself and we can get all of that into the record and we can get that all over to the applicant. Certainly, if they're looking to have this continued for another three weeks, that should give them plenty of time to come with responses to anything that's been brought up by the public or by our board in the meantime. So, I guess, my personal preference is, we've already had a decent amount of discussion on a number of topics with this. All of that has become part of the record of this public hearing and I don't really want to go down well-worn paths and just keep going over that same stuff. If anybody has anything new that they would like to contribute, I would certainly like to hear from them at this time. If they could state their name and address for the record. Then we could have that recorded as part of this hearing.

Ms. Gamache: Yeah, Linda Gamache, 39 Sroka Lane Ludlow Mass.

Mr. Coelho: Yeah, why don't you come in front of the microphone this way Ray can hear you too.

Ms. Gamache: You there, Ray?

Mr. Phoenix: Yeah, I just turned up my volume even higher so hopefully I can hear a little bit better.

Ms. Gamache: Alright, so basically, Tuesday we submitted a letter to about 14 or 16 department heads as well as state governing bodies. And so, we were gonna ask to get them to weigh in on all our concerns. So, we really want to hear from all of them before a vote comes in and the Planning Board has a copy. So, it went out on Tuesday. It took us a little while to get everybody's email, but we do value everybody's input before a vote is decided on. And, I mean, I can read it if you want me to, but you all got copies of it.

Mr. Coelho: That's in the record, correct?

Mr. Stefancik: It wasn't read in. All the information here, comments.

Mr. Phoenix: If you want to read it, you're certainly welcome to, otherwise I could read it into the record. I think it's important that we do have it as part of this. We do have some things. I'm not sure of the order of operations, but we do have some additional comments that have come in from other boards and groups. I just wanted to give the public a first bite at the apple before we start going through that stuff. So, if you want to read that letter, please feel free.

Ms. Gamache: It's lengthy, but if everybody's got the time, I'll read it.

Ms. Wdowiak: Does everybody have the email?

Ms. Gamache: Does everybody have the email?

Mr. Coelho: We got the email, sure.

Ms. Gamache: Alright, so in that email we are asking that all these governing bodies respond with their comprehensive study and feedback to the Planning Board as well as all the abutters. So, as much as I respect you saying you've heard from Conservation or DPW, all that, we want to hear from them. We want them to contact the abutters with their feedback.

Mr. Coelho: Well their feedback comes through the board.

Ms. Gamache: Maybe so, but we're asking them to let us know as well.

Mr. Coelho: Ok.

Mr. Carpenter: I know Conservation met, I believe, last night and discussed this project as well. So, maybe they just haven't gotten back to you guys yet.

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Ms. Gamache: Right. We haven't heard anything yet. And again, it took a long time.

Mr. Stefancik: Well, they did give a comment, Conservation and it's right here.

Mr. Phoenix: If it would make things go a little bit better, I can certainly run through what we do have for comments so far. I have a revised comment from Fire. This is dated June 1st. *(Mr. Phoenix read the comments from the Fire Department – see file)* We have comments from Agriculture Commission *(Mr. Phoenix read the comments from the Agricultural Commission dated 6/18/22 – see file)*

Ms. Gamache: Raymond, I'm sorry you don't feel well. This is great for us to sit here and for you, word by word, to read the response, but we need that in writing for our counsel, ok ---.

Mr. Phoenix: It's all in here. It's all a matter of public record. We can certainly give you copies.

Ms. Gamache: Yes, we all want copies. And because this is a lot to digest and for us to really pick it apart, we need copies. So, I thank you for reading it, and it's great for being on the record

that you are reading it, but this is really important to the abutters. It is so very important and we're gonna pick it apart, so.

Mr. Phoenix: That's absolutely fine. I encourage everyone to do what they need to do protect their rights as residents, as tax payers, but the important piece for this hearing is that it's part of this hearing.

Ms. Gamache: Yes, yes.

Mr. Phoenix: If you need documentation, copies of anything that we have, we don't hold anything back. If people need to ask for anything, both Doug and Sue should be able to help you in our office.

Ms. Gamache: Ok.

Mr. Phoenix: That's a, I think giving copies of our documents is a fairly routine thing for them. Anything that we get in, you're more than welcome to come in and get copies of.

Ms. Gamache: Ok. Sounds good.

Mr. Phoenix: We also have a traffic study. The documentation for this one is, I believe, a total of eight pages. The whole thing is part of the record as it is already, but the, probably the most important piece I'm gonna cut to and read verbatim, is *Conclusion: The proposed storage facility, located at 590 Center Street (Route 21), would consist of a 36,000-sf storage facility. The traffic estimated to be generated by the storage facility is anticipated to result in less than a 1% increase in the daily traffic volume along Center Street (Route 21). Access to the site would be provided via the proposed site driveway on Center Street (Route 21). To provide sufficient sight distance along Center Street (Route 21) and at the proposed site driveway, it is recommended that the mailboxes be relocated approximately 25 feet north of their existing location and that plantings and signage within the sight triangles remain at a height of 2.5 feet or less.* And that is signed by Jason Adams, P.E., PTOE Senior Project Manager from McMahon. And we have that whole thing available, including the study, the crash analysis, the traffic volumes, trip generation, all of those things. But, that is the conclusion that was drawn as part of it.

Ms. ---: I have a question.

Mr. Coelho: Let him read these into the record first.

Mr. Phoenix: What was that Chris?

Mr. Coelho: Do you want to take questions as this goes up, or do you just want to get all this into the record first?

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Mr. Phoenix: I'm thinking because we had comments about what has or has not come in, I think it's just appropriate to get this stuff through so everybody's aware of what we have on hand and we don't get questions about things that we already have answers to. People can get that right up front. From the Engineering Department, we have that needs to be submitted to them with the stormwater protection plan before any land disturbance. So, that would be after it would be approved through us. We also have ConsCom, attached is a state map which shows there are not

any wetlands on this property. We also have Conservation Commission voted to recommend the owner of the property hire a wetland scientist to verify that there are no wetlands on the property. Current maps show no wetlands. This one is dated June 23rd. The other one does not have a stamp on it, so I'm not sure when that one was received. Actually, it was dated June 9th. From the DPW, we have no comments from Jim Goodreau. From Doug, he ran through a-o on our checklist again regarding the site plan and has additional comments; will there be employees, if so, that needs to be on the chart and handicapped parking needs to be shown, and parking should be closer to the office. Parking requirements, warehousing is one space per two employees of the two larger shifts combined and customarily employed on the premises. Here's the request to postpone tonight's meeting at the storage facility at 590 Center Street requesting postponement as counsel could not attend the meeting. Per my conversation with Doug, he's penciled us in for the meeting on July 14th at 7:15. Look forward to seeing you then. And then we do also have a seven-page document which is the letter that was mentioned: To whom this email is addressed. We ask that you take a moment to read our Letter of Opposition prior to a scheduled meeting this upcoming Thursday. We apologize for the lateness of this email however we feel it is extremely important and warrants a postponement of vote to allow for proper responses from each department. If you could please address your comments to include each of the recipients above. And then we have, my copy here is a little bit faded, but I'll do my best with this. *(Mr. Phoenix read the Statement of Facts/Opposition submitted by Robin Wdowiak dated June 21, 2022 – see file)* So, I think that's all the correspondence that we've received. So, hopefully that brings us up to date with everything. Did I miss anything Doug?

Mr. Stefancik: No, no.

Mr. Phoenix: So, I guess with that, is there anything else as far as public comment? And again, try and keep anything to.

Mr. Coelho: Doug, you want me to manage this for you being in the room?

Mr. Phoenix: If you don't mind.

Mr. Coelho: Ray, you're not Doug, you're Ray. Alright, name and address please.

Mr. Prokop: Yeah, my name is Ed Prokop. I live at 877 Lyon Street. Most people know me as Jake. And I just came to speak about that the fact that this is being located where it is. That's the heart of our town and I think it's a completely inappropriate location for this. I had a lot of things highlighted from your paperwork. The Conservation Commission covered most of them. I'm very happy to see that. For this project to go forward, I understand you need two things, you need a site plan approval by this board, and I would hope you guys all did your due diligence. It sounds like you have. There's engineers that I'm sure have reviewed this that know a lot more than this. And you also need a special permit to be approved by this board. Now, in your own literature, it says for this permit to be approved, it shall be granted only if the Planning Board determines that the proposal benefits to the town or vicinity will outweigh any adverse effects. Now, what are the benefits to the town? The benefits I can see are one, there's a few tax dollars to be made here ok? Is there gonna be an argument made that people need this storage facility when we heard from Don Cameron who owns one of these facilities and he said he's currently at 80%, and that's pretty much the industry standard. So, there's two of these facilities with more than 20% available, so I don't see that as a benefit to the town. As far as adverse effect, people that live around this are certainly, their quality of life is going to go down the drain. Their property values, while they may not immediately drop, if they go to sell, they will not be able to

get the money that they would have had this not been located in their backyard. Also, like I say, this is in the heart of our town. We're gonna have to drive by this all the time. It's a completely inappropriate location for this. I understand that they're gonna dress up the front and make it look nice, but it's putting perfume on a pig. You know, at the end of the day, it's gonna smell a little better, it's still gonna be a pig. I would urge this board to do the right thing and vote against issuing this special permit for this. Thank you.

Ms. Matheson: I have a quick question.

Mr. Coelho: Name and address.

Ms. Matheson: Rebecca Matheson.

Mr. Coelho: The developers not here, so you might not be able to get your question answered.

Ms. Matheson: That's my question, is that if there's going to be a continuance, is the public going to re-invited to speak? Because I do have things to say, but it would be more effective maybe? I don't know, more prevalent if he was here. ---

Mr. Coelho: Yeah, well it's continued. It's a public hearing. It'll be continued. Right Ray?

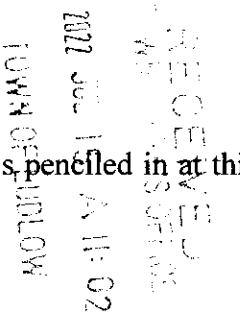
Mr. Phoenix: Yes.

Ms. Matheson: Is that the intent? Then I will save my comment.

Mr. Coelho: That's the process.

Ms. Houle: That's the process.

Mr. Coelho: It more than just the intent.



Ms. Matheson: Is it your intent that you're going to postpone? I mean he's penciled in at this point. Is that a given? Is that going to happen on July 14th at 7:15?

Mr. Stefancik: The board has to vote on it.

Mr. Coelho: Yeah, we're gonna vote on it.

Ms. Matheson: Ok.

Mr. Bal: Alexander Bal. 233 Tower Road, Ludlow. In deepest respect to the board, I want the board to be aware that public notice for this meeting was received by the town clerk today at 3:33 p.m. which is not in accordance with state law. I trust this board will do what they're supposed to do, 48-hour notice.

Mr. Phoenix: The meeting was originally publicized in the newspaper, as well as around town for the first session.

Mr. Bal: ---

Mr. Phoenix: --- we continued it to today at this time and place. That was all part of that initial session of the hearing.

Mr. Bal: Then why was the notice given to the town clerk today to post today at 3:33 p.m. when you say notice has already been given?

Ms. Houle: For the original meeting.

Mr. Bal: Further notice.

Mr. Stefancik: It's a revised notice, the notice was posted on Tuesday.

Mr. Bal: No, it was not, sir.

Mr. Stefancik: Yes, it was.

Mr. Bal: No, it was not.

Ms. Houle: The regular meeting.

Mr. Bal: I have a picture here.

Mr. Stefancik: For the regular meeting it was posted. This is a revised notice.

Mr. Bal: A notice for this meeting sir.

Mr. Coelho: Ok, so this was in the Register initially.

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Mr. Bal: No, it was not.

Mr. Coelho: And it was continued till today.

Mr. Bal: When was it in the Register?

Mr. Coelho: It was in the Register two weeks prior to the last meeting.

Mr. Bal: As a public notice?

Mr. Coelho: Yes.

(multiple people talking)

Mr. Coelho: Mr. Chairman, point of order.

Ms. Houle: ---

Mr. Phoenix: Mr. Coelho, is the folder there that has the copy of the legal notice in it?

Mr. Bal: It was not a public notice, it was in the…

Ms. Houle: The legal notice was posted.

Mr. Bal: ...last part of the article in the Register, Ma'am, and the town clerk received the notice for publication today at 3:33 for this meeting.

Mr. Coelho: Legal notice, special permit site plan, Ludlow Planning Board will hold a public hearing at Town Hall, and this was received May 6th.

Mr. Bal: When is the town meeting?

Mr. Coelho: On Thursday May 26, 2022 at 7:45 p.m. on the application of JLL Real Estate LLC for the property located at 590-596 Center Street Ludlow Ma (Assessors' Map 16B, Parcels 116 & 116A) for the purpose of redevelopment of a self-storage facility. So, this is what was in the Register. Please publish as legal notice in the 5/11 and 5/18 editions.

Ms. Houle: The original hearing was posted. At that meeting it was continued to this meeting. It does not have to be advertised again, correct Doug?

Mr. Stefancik: No, it doesn't.

Ms. Houle: We continued it.

Mr. Bal: --- advertised again.

Ms. Houle: It was not advertised again. This was...

Mr. Bal: ---

Mr. Coelho: Ok, so...

Ms. Houle: Town clerk received notice of to be continued. It's continued. It's a continuation of the original public hearing.

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Mr. Coelho: I don't think we're here to address these kinds of technicalities.

Mr. Phoenix: The procedural issue here is that we had the original public hearing that was originally published and circulated around the way it's supposed to be. There's no requirement to send out additional notification to abutters or to publish for additional sessions of the same hearing as long as it's a continuation that is stated with date and place certain during the session of the hearing. If we closed the public hearing, and then we decided to open another session of public hearing for some reason, if new information came up before making a decision, we would need to publish that because no one would have a fair expectation of knowing when and where that additional session would be. But anyone that was involved in that original session, anyone that followed it, watched the recording or reviewed the minutes has every way to know exactly when and where this session is, which is what meets the legal requirement that we have under state law.

Mr. Coelho: And you're all here today because you knew.

Mr. Phoenix: --- around town hall as far as scheduling meeting rooms, all of that, anything like that is extraneous and does not have anything to do with our requirement for…

Ms. Houle: Minutes?

Mr. Phoenix: …for notification.

Mr. Coelho: That's not right? You're gonna have to take it up with the town attorney.

Ms. Houle: Or the state.

Mr. Coelho: Is there anybody else?

Mr. Webb: I'd just like to say.

Mr. Coelho: Name and address please.

Mr. Webb: Jeff Webb, 31 Sroka Lane. I got a phone call from the former land owner and the brick house that was located on Center Street, that was St. John, and she said that the water table there is very high, and she had three sump pumps running in that cellar continuously all the time. Now, the water table, if they take all of those trees out of there, Center Street's gonna get bombed with water. You know, the water table's very high there and I just wanted to point that out. You're gonna run into a lot of water in our cellar and I never had water in my cellar and I don't want that. So, really, please look at that, you know. That's all I have to say. The water table's very high. I'm all set.

Mr. Coelho: Next? Anybody else?

Ms. Wdowiak: No, I think we'll wait for the recommendations and the comments.

Mr. Phoenix: Ok, with that, I'd like to just take a moment, unless somebody else from the board wants to first, is to run through some of my thoughts that I put together since our last session. Is there anybody else that wants to go before me?

Ms. Houle: No.

Mr. Phoenix: So, the way that I figured was most fair to look at this for my own purposes to decide how I'm gonna vote on it, is to run through the bylaw and look at the relevant sections and find issues that I think, as of this moment, are potential sticking spots for me. And to ask the applicant to convince me that there is no problem with any of those issues. If they can convince me that all of those issues are taken into consideration and satisfied as part of their submittal, then I can in good conscience vote in favor of this submission. To that end, I went through, and to start with in Section 5 of the Bylaw in 5.1, which is Business in the Agricultural Moderate Density Overlay District, some of the issues that I have are with 5.1.1 a. The proposal will be located near uses which are similar to the proposed use or, if not, the nearby uses will be likely to benefit from rather than be damaged by having the proposed activity ---. 5.1.1 d. The proposal will not cause environmental stress from erosion, siltation, ground water, or surface water contamination or habitat disturbance on the site. 5.1.3 a. Scenic views from public ways and other developed properties will be considerately treated in the design of the site. 5.1.4 a. Scenic views from the public ways and or other developed properties will be considerately treated in the

design of the buildings. 7.0.4 This is now special permit criteria: a. The proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by us as the Special Permit Granting Authority; c. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories; e. Adequate and appropriate facilities would be provided for the proper operation of the proposed use; f. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance; h. The proposal provides convenient and safe vehicular circulation and pedestrian movement within the site, and in relation to adjacent streets, property or improvements; j. The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water; k. The proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow; l. The proposal is in general harmony with the general purpose and intent of this bylaw. 7.1 The site pan approval section, more specifically 7.1.5 Required Site Plan Contents a. Provision for adequate drainage of surface water from paved areas, use of landscaped areas to provide such drainage in order to relieve storm drainage systems is encouraged. The piping for the stormwater drainage system shall be designed using the ten-year storm curb for parking area drains and the twenty-five-year storm curve for culverts over existing natural water ways and retention areas. I'm not sure that I've seen drainage calcs that have been actually signed off on by engineering. I've seen no comment. I don't know that I've seen we've got those calculations. I'd double check on that. Make sure there wasn't any miscommunication as far as the stormwater plan versus drainage calculations. e.1 Parking spaces and circulation area for automobiles as well as location of landscaped areas within them, existing and proposed curb cuts shall be indicated together with approval for such cuts from the appropriate town or state agency. The number of spaces shall be in accordance with Section 6.4.2 of the bylaw. Not specifically having to do with this location, I think Doug and I were talking earlier and the parking for a use like this is a little bit wonky because it calculated off of number of employees. I think we need to look at creating a separate item on the table of principle uses and define self-storage specifically and have parking requirements built out for that type of use separate from warehousing. Because warehousing you normally picture people on pallet lifts and things driving around in a warehouse, pallet lifts, fork lifts, loading trucks up, where you actually do have shifts of varying sizes and the parking requirement makes sense. When you're talking in terms of a self-storage facility that becomes difficult because the bylaw's written in terms of employees and at most, this thing's gonna only have maybe a few or a handful of office workers. So, in terms of employees, that's a very light parking requirement. But, as far as the number of people that are going to be on site at any given time, that's a different story. I don't know how many people are at a storage facility for what period of time and how much that overlaps with other people. I don't have those numbers. I suspect that Rich probably does since he's done these businesses before. But ultimately, I think that that number is going to far exceed the number of office workers that may or may not be employed at this location and I think that that's something we need to carry forward into future discussions about other self-storage facilities and we need to make appropriate arrangements so that we can ensure that that need is met. So, to that end, I'd like to formally ask if we can put that on the agenda for discussion as far as self-storage facilities being divided off of warehousing and where they need to fit on the table of principle uses parking requirements, etcetera. I think that's about all that I have for the moment personally. If there's nothing else from the public and there's nothing else from the board and there's clearly nothing else from the applicant since they're not even there, and since both the letter from the

neighbors and the applicant have asked us for a continuance, I suppose the next thing to do would be to entertain a motion to continue to July 14th at 7:15 p.m.

Mr. Carpenter: Mr. Chairman?

Mr. Phoenix: Yes.

Mr. Carpenter: I make a **MOTION** that we continue the hearing to July 14th at 7:15 p.m.
SECOND Mr. Coelho.
5-0 in Favor.
Roll call vote: Ms. Houle – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. da Silva – yes; Mr. Phoenix – yes

The public hearing was continued until July 14, 2022 at 7:15 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

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Documents included: Special Permit & Site Plan Review Application for JLL Real Estate, LLC (May 2022); Application for Stormwater Permit/Stormwater Pollution Prevention Plan (SWPPP) for JLL, LLC (May 2002); Comments from Town Boards/Depts; Plan Set for JLL Real Estate, LLC (5 Sheets)(Rev 2 - 06/16/2022); Petition from abutters; Request for continuance from Rich Kowalski (June 23, 2022); Traffic Assessment – McMahon Associates (June 17, 2002); Letter of Opposition from Robin Wdowiak (June 21, 2022); Response to Robin Wdowiak from Chief Daniel J. Valadas (June 23, 2022)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).