

The following members attended the public meeting:

James Marmo - Vice Chairperson
Joseph Conte-Clerk
Gary Suffriti-Alternate
Betty Manchino - Secretary

1. Case #1825-Depalma 963/967 Springfield Street

Due to the absence of Chairperson Prouty Vice-Chairman Marmo opened this public hearing at 6:30PM by reading the public notice for the three cases on the agenda as they all pertain to 963/967 Springfield Street. Sitting on this case was Mamro, Suffriti and Conte.

Mr. David Bean from D.L. Bean Associates represented Mr. DePalma and explained that this permit is to alter the existing structure at the Poplar Street triangle of 963/967 Springfield Street. This current building is in total disrepair and Mr. DePalma would like to renovate this site at which the current building is 8100 square feet by taking off about 1300 square feet of this building to allow for extra parking on the side of the building and to build a covered walkway about six feet wide in front of the building since there will be no parking available in front of the structure. Mr. DePalma currently has no tenants for this site but hopes to attract tenants with this new well designed structure.

In the rear of the building Mr. DePalma wishes to construct two drive-thru windows and to have two structured exits and entrances on Poplar Street and Springfield Street in an area which currently does not have any direct exits/entrances. Mr. DePalma wishes to remove the concrete area and renovate the parking area with landscaping. He would allow for handicap accessibility and construct additional decorative lighting in the area by removing the current 37 flood lights. Any improvements he will make is to enhance the area for business attraction.

Vice-Chairman Marmo read into the record the memo from the Safety Officer who had issues on the lighting and sidewalks. Mr. Bean stated that these issues have been all addressed.

Vice-Chairman Marmo read into the record a letter from Mary Ann Govoni, 982 Springfield Street in opposition to this permit.

Vice-Chair opened the hearing to those in attendance wishing to speak and Mr. Mark Dintzer, 970 Springfield Street, submitted to the board a petition of 118 signatures opposing these permits on the basis of safety, environmental protection, neighborhood tranquility, and community benefit.

Mr. Robert Johnson, 63 Poplar Street spoke against this permit with the question of Poplar Street being a truck route and the traffic congestion this project would create.

Mr. Thomas DeChristopher, 73 Poplar Street expressed his traffic concerns in this congested area.

Ms. Pat Paige, 52 Henry Street expressed concerns of the traffic light at Springfield Street and its timing to allow traffic to flow smoothly.

Ms. Barabara Bush, 57 Poplar Street expressed concerns on traffic in the area.

Ms. Brenda Larson, 42 Henry Street concerns over traffic.

Ms. Natalie DeChristopher, 73 Poplar Street had specific concerns of the drive-thru onto Poplar Street.

Mr. Mark Dintzer, 970 Sringfield Street stated that improvements to that existing area by the new building would be welcomed but their main concern is with the drive-thru with maybe a Dunkin Donuts or MacDonald's that would create consistent traffic and late nite openings in the area.

Mr. Conte stated that as far as the permit for the structure is concerned Mr. DePalma can build anything that the code allows. The board cannot restrict what the property owner does as long as it is in the proper zoning by law.

Vice-Chairman Marmo explained the 20 day appeal process to the public and closed the public hearing at 7:26PM and the board went directly into a public meeting.

Mr. Conte stated that the structure is not objectable but the questions on the drive-thru should be continued until Mr. DePalma appears at the June 5th Planning Board meeting and that the ZBA should address these three special permits as one.

Vice –Chairman Marmo made the motion to continue this public meeting until June 9th after Mr. DePalma has met with the Planning Board seconded by Mr. Conte and the vote was unanimous to continue.

2. Case#1826-DePalma

The public notice was read at the opening of the Public Hearing on Case#1825 and Vice-Chair Marmo opened this public hearing at 6:40PM. Sitting on this case was Marmo, Conte and Suffriti.

Mr. Bean stated that Mr. DePalma wishes to have a drive-thru on the rear of the building facing Poplar Street. It would be a one way in and two lanes exit left turn only on to Poplar Street. Mr. DePalma is requesting this design as a lever to attract business to this location and he does not have any current tenants lined up but might be more attractive to any future businesses.

Mr. Conte stated that these neighbors are more concerned that a Dunkin Donuts or a MacDonald's would be looking to become established in this neighborhood which would create a traffic nightmare and interrupt the current timing of closure on the businesses.

Vice-Chair opened this hearing to the people in attendance and Mr. Mark Dintzer, 970 Springfield Street again stated his opposition to this permit. Mr. Robert Johnson, 63 Poplar Street spoke against this permit.

Vice-Chair Marmo made the motion to continue this public hearing until after Mr. DePalma meets with the Planning Board and to continue this hearing on June 9th seconded by Mr. Suffriti.

3. Case #1827-DePalma

The legal notice was read at the beginning of Case #1825 and Vice-Chair Marmo opened this public hearing at 7:30PM and sitting on this case was Marmo, Suffriti, and Conte.

Mr. Bean explained that Mr. DePalma wishes to construct a 6,000 sq. ft. building where currently there is a grassy area on the property with angular parking and a one way route on the building with a drive up in the middle rear of the building.

Mr. Suffriti stated that to alleviate any concerns on the truck traffic entering this area that the board could put restrictions as to the timing on truck deliveries.

Vice-Chair opened this hearing to those in attendance and Ms. Natalie DeChristopher, 73 Poplar Street spoke in opposition to this drive thru in case a fast food chain should decide to rent this property.

Mr. Robert Johnson, 63 Poplar Street questioned why Mr. DePalma even bought this property.

Mr. DePalma stated that he purchased this property because of its location and hoped to enhance the area by building a structure that would be beneficial to the area and the Town.

Mr. Suffriti made the motion that this public hearing be continued until June 9th seconded by Vice-Chair Marmo.

4. Approval of Minutes May 12, 2008 motion to accept by Vice-Chair Marmo, seconded by Mr. Conte.

Vice-Chair Marmo made the motion to adjourn at 8:15PM seconded by Mr. Suffriti and the vote was unanimous to adjourn.