



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

14 Hill Street

Whitinsville, MA 01588

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Approved on March 14, 2013

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JANUARY 10, 2013

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were:

Sharron Ampagoomian, Member

Carol Snow, Member

Diane Woupio, Member

Brett Simas, Associate Member

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting were William Corkum and Harold Hartmann.

A motion was made by Diane Woupio to approve of the minutes of November 8, 2012. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

PUBLIC HEARING: (17-SP-12) ARCADE PROPERTIES, APPLICANT

This hearing was held to consider the application of Arcade Properties, 4 North Main St., Whitinsville, MA for a Special Permit pursuant to Article V, Section 173-12 of the Town of Northbridge By-laws, Table of Use Regulations, in order to allow a convenience store in a Business-2 zoning district.

The property is located at 4 North Main St., shown on Assessor's Map 6A as Parcel 29, consisting of 30,092 sq. ft. The property is located in a Business-2 zoning district and is owned by Arcade Properties.

Sharron Ampagoomian read the public hearing notice. The five members present were assigned to this hearing by the Chairman.

Mike Weaver from Guerriere & Halnon Inc. was present representing Brian Cherrier (Arcade Properties) who was also present. Mr. Weaver explained that the project consists of the demolition of the existing building and the construction of a new 2180 sq. ft. building. The new building will contain an automotive maintenance facility and a small variety store. In addition to the variety store

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gasoline pumps will be installed to the front of the lot. The automobile repair facility and the gasoline pumps are allowed by right. A Special Permit is required for the variety store only.

The current use of the property is an automobile repair facility and has been for many years. At one point in time this was also a gas station. The property has access to all three streets (Main St., North Main St., and Arcade St.) which will provide incoming and outgoing traffic the option to leave the site in three different directions. The property is located within the town's Business-2 Zoning District and abuts a barbershop and multi-family residential (R-5).

The majority of the parking will be to the rear of the new building with the handicap parking to the front of the building. A Site Plan Application has been filed with the Planning Board and is presently being reviewed. Some of the concerns of the abutters have already been addressed through that site plan process. A Notice of Intent will be filed with the Conservation Commission for work within the 100-foot buffer zone of Arcade Pond.

Presently the majority of the 30,092 sq. ft. lot is impervious. Catch basins and manholes will be installed to comply with Stormwater Regulations resulting in an increase in the treatment and protection of the drainage system. It will now be treated before it is discharged into the pond. They are also reducing the impervious area of the lot by about 3000 sq. ft. which will mean less water flowing to the back corner of the lot.

When asked about the hours of operation, Mr. Cherrier replied that they were looking at 6:00 A.M. – 10:00 P.M. Monday through Saturday, and 7:00 A.M. – 9:00 P.M. on Sunday for the gasoline pumps and convenience store. It would not be open 24 hours. Typical hours right now for the automotive maintenance facility are 8:30 A.M. – 6:30 P.M. Monday through Saturday and they are closed on Sunday. The hours for the automotive maintenance facility will remain the same.

Shawn Griffin, 34 North Main St. asked if there was going to be a sign at Route 146 advertising gas at this location. Mr. Weaver responded that at this time they have no intention of doing that. Their intention at this time is to put a sign on the property itself. Mr. Griffin stated that he did not want that facility to be a destination for tractor trailers. Mr. Weaver stated that it was not their intent to attract tractor trailers to the site.

When asked by Ms. Ampagoomian about recommendations of the Safety Committee, Mr. Weaver responded that they would be meeting with them next week.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

Board members agreed that the site was appropriate for the use. The property is serviced by town water and sewer. Board members agreed that the new building and landscaping will in fact enhance the neighborhood and residents in this area of town will have the ability to purchase gas, milk, bread, etc. without having to drive to the center of Town. The closest gas station is on Church St. Drainage of the property will be improved as well to comply with Stormwater Regulations.

A motion was made by Carol Snow to grant the Special Permit to allow the convenience store subject to approval and recommendations of the Planning Board, the Building Inspector,

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Conservation Commission, Board of Health and Safety Committee. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

Tom Hansson will write the decision.

Correspondence:

A copy of the Town's Sexual Harassment Policy was distributed to those members present.

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Attested by,

Brenda M. Ouillette
Administrative Asst.

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on March 14, 2013)