

Lakeville Planning Board Minutes
Meeting- September 14, 2010

Meeting called to order at 8:15 p.m.

Present: J. Marot, K. St. George, B. Hoeg, G. Kashgagian and W.
Healey

Jim – At this time I would like to call to order the hearing concerning SYSCO. I would at this time ask the Board to make a motion to waive the reading of the notice as it appeared in the Middleboro Gazette On August 26, 2010 and September 2, 2010. Walter I make a motion that we waive the reading of the legal ad. Brian – 2nd the motion. All in favor. Vote was unanimous. Jim – at this time I would state that we have copies of the wording which appear in the Middleboro Gazette available. Hopefully we have enough to give out and if not I would ask that you share the same with your neighbor. Jim – at this time I would like to present the following that are here on behalf of Sysco, Attorney Bob Mather, Fred Casinelli, President & COO, Thomas Bond, Project Manager and Chuck Fraser, Sr. Vice President of Operations. At this point I will have them make their presentation and I will then take questions from the floor. I will allow 2 or 3 questions provided that we are not just rehashing the same material. Please give your name and address and address all questions to the Board. Fred Casinelli – I am President & COO of Sysco Boston. Sysco has been in Norton for approximately 31 years. Our building in Norton is 480,000 square feet, the new building would be 650,000 square feet. We are committed to donating hours to the community. We presently have 830 employees with the possibility of adding 75 new employees over time. The building cost would be 1.5 million to 1.6 million. There will be \$130,000 in excise tax and approximately 1 million in permits. The plan is to take the hospital down and clean up the site. The neighbors had requested that they be able to visit our current site, which they did. We have tried to address their concerns. I will turn this over to Thomas Bond who is our project manager. One of the concerns was that the tractors were too close to the neighbors. We have changed the parking area and the hill will act as a barrier. The road in the back area is just for the fire trucks. The next road is an entrance only for the automobiles. We have indicated the main entrance is off 105 to the trucks. Fred Casinelli – We are attempting to buy more land. Some of the same may be used for a septic system. There are 148 trailers with 50 – 60 at a maximum would be running. When we stood behind the building all that could be heard were the crickets. It is my understanding that the Fire Chief and the Police Chief have spoken with Norton and they were satisfied that no additional police or fireman would be needed. As far as endangering species there is nothing that we are aware of but we are checking further. Jim – at this point I will open the hearing to questions. Nelson Pratt Captain's Way – I understand that you are in the process of obtaining more land. What is the purpose? Fred Casinelli – we

have no specific plans and will not have any until we have the land in our possession. We have not made any specific plans concerning the septic system at this point. Nelson Pratt – you have not increased what was originally shown. I believe that you referred to 150 units not 70. Fred Casinelli – Right but not all at once. They are staggered so they will run but not all at once. Chuck Fraser – we start at around 9. 30 to 40 are gone by midnight. John Jenkins Pickens Street – as far as truck traffic and noise are concerned are we talking about tractors running or refrigeration running. Jim – it is my understanding that the empty are left quiet until filled. I do believe that there are no more than 50 at a time. J. Jenkins – where are they parked. Chuck – are we talking the refrigeration units? Jim – the tractor and the trailers are separate. Chuck they will be separate in the tractor area. It is in this area here they will not be running just idling in the trailer lot. They will go to the loading dock to pick up the load. Derek – the tractors are not running. Dick Anderson – when I was there the refrigeration units were running on every load. Paul McGillis – 150 going out and 150 coming in. When do the trucks come in that are replenishing your supplies? Where are they going to be parking? Do you have adequate parking? Chuck – the numbers do not equal. Our trucks are smaller. There are approximately 80 per day. They are scheduled between 5 a.m. and 12. Our unloading is until noon. Paul McGillis – you are still talking about the fan units running. Jim – this is the dry storage area. Jenkins – has there been any discussion with the police and fire concerning what affect if any that it will have. I also have some concerns about the ammonia problem, if any. Chuck Fraser – I believe that the Police Chief and Fire Chief have had discussions with the Norton Police and Fire and that they were informed that Norton did not feel that it has not been a problem in Norton. As far as the ammonia question we have stated that it is carefully monitored by OSHA and that we are in compliance. We have stated that we will assist with training. ?? Anaconda Drive – it seems that it does work out with the numbers as far as water is concerned. It is my understanding that they will be using less. The tower figure is 4.8 million. It is down to 3.9. Without National we just lost our biggest customer. National Development would be buying more. If Sysco comes and does not use enough water then we need another National Development. Jim – you are way off base with that. The water tower was not being done for the benefit of National Development. Anyone is a potential user. Nancy—the water tower was built because we had bad water and no water pressure in the Industrial Park. It wasn't built for National Development. We got 1.8 from the settlement. Martha Schroder (Open Space) At this time I would like to read into the record the letter that I sent to Sysco as a private resident. (a copy of the letter has been made a part of the file in the file of residents concerns and comments). Randall Kenney – Bridge Street – what percentage coverage. Thomas Bond – 72% lot coverage. Randall Kenny – you need the overlay. When we had the Special Town Meeting why wasn't it mentioned then? Jim – I have to disagree I think the town knew it had to happen. We want to be able to return. Tom Connolly – Hitching Post Rd. – do we have to have something. Jim – we need to be a part of the agreement to establish a base line. We have part of the state law through the Board of Appeals. Abutters have asked. Tom

Connolly – my concern is the vibrations at 5 a.m. Mr. Scott – I -- I asked about Sysco and our Industrial Park. 2 Noise is a topic of conversation. Has there been any noise measurements been done in Norton or global? By-law needs normal lay people language. Jim – the basic difference is overlay and Industrial A & B. There are no real requirements for Industrial A & B. We now have the availability to look at that and then take the change to Town Meeting. The Development Agreement should be drafted prior to the Town Meeting. Site A & B does not require a public hearing. This does have more control on how the property is developed. Fred – noise is not a problem with our neighbors in Norton. There are more houses now than were there in 1979. Lynn Hatown – I don't know what you are talking about since we did not hear any crickets. Linda Grubb – Industrial A – we are talking 50 with the possibility of 20 density. This is 60% with a possibility of 80% if they get a density bonus. We are going to have the building. Jim – I believe that it was at 80% down to 50% another 10 and then another 10. Linda -- This give 80% of the total acreage. 66.8 acres 70% upland coverage – you will meet coverage 40 acres. Industrial C – 53% coverage. Why go 32% higher? Why would we change it? Jim – I don't think we can give an easy answer. This is allowing a company with a good track record. As far as I am concerned after the vote for the tiff I had to feel that the Town people at the Town Meeting were voting over whelming in favor of it and that we needed to move forward concerning what would be best for the town. This is a good use for the site with it location to 495. We are looking at 1/3 or 1/2 mile to 495. Bob Polucci – is the purpose to bring this number down? Jim – with the increase in the size of the property the percentage of coverage is reduced. It will help to move it forward. Dan Cooney – Main Street—what is the minimum acreage – 75 acres? Thomas Bond – between 65 – 75 acres. In Texas it is on 53 acres. Dan Cooney – why 50 acres why not 80 acres. Jim – 50 is quite a bit. It is now 25 acres – mix use 30. 50 is a lot of land. This is for a zoning change at this point, nothing else. ???—I am in favor of Sysco because we need a diverse tax base. The Chamber of Commerce is proud to support it. John Olivieri has been to most of the hearings and I am here to listen to both sides. The Town spoke loud and clear. We are bringing up the same things. Where to do we go from here? Jim – we expect to have a hearing – at least 2 sessions which would allow people to voice. There will also be a development agreement which will be a part of how we proceed. ??? National Development had water and now we are being asked to do something for Sysco. Nancy – Stetson St – some people have changed their opinion. I think it has changed. Jim – we have to take it to Town Meeting for a vote. We are trying to get as much information as possible as to what it will mean to the community. We will present the article with a recommendation only. The vote will come from the people present. Mark – Rush Pond Road – have we done a traffic study. Jim – I do not believe that one has been done since National Development. They had one done. Fred has said he would do whatever it takes. We will try to address it the best that we can. Hopefully we will have more information by next week. Kevin Thorley – we would be voting on the original Lakeville Hospital Property and this would be an overlay. So, we are now faced with something different. I think it is different. Frank S – I

am interested in the runoff of the 53 acres. Now we should be addressing runoff water. Arnie S. – I am an engineer and architect. I believe that you have done some calculations but there is no mention of the wetlands. You also have to take in the run off from the roadway and roofs. Chuck Evirs – we need to address what is the traffic impact. When we were looking at National Development the figure would be much higher than it will be with Sysco when there people are going home. I think we need to make a decision. I think we need to understand that something is going to be there. It is a good alternative. It seems to be the best. Bill C – Vaughan Street. It will be increased revenue. It is also shown that the crime rate is higher. This will mean the higher tax rate. The 1999 study states the higher the crime rate that higher the tax rate. It also states that there will be a decline in property values. For every 5% increase you lose \$20,000 per household. We need the money. The taxes are always higher. Our taxes are going to go up. It is a big problem. Steve O – Board of Selectmen I think you left out about the economy. It is like 15% at this point. Home values have gone down. In order to preserve our town we need to do something. We need additional revenue. Jim – this particular company is willing to make the move to our community. It is from a nearby community and approximately 80% of their entire staff lives locally. Mr. Scott – I would like to thank you for allowing us to express our concerns. We never had industrial this big in a residential district. This will be here for a long time. We want to maintain the rural character of our town. I believe you want what is best for the abutters. The bottom line is please do not close the hearing. We need more time. We have struggled with this issue and hope we will not destroy the town.

Jim – At this time I would like to close the meeting and inform the people present that we will again be meeting on September 21, 2010 at 7:30 at the Lakeville Library.

Walter I make a motion that we continue the meeting to September 21, 2010 at 7:30 at the Lakeville Library. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting closed at 10:45 p.m.

**Lakeville Planning Board Minutes
Meeting- September 21, 2010**

Meeting called to order at 7:30 p.m.

Present: J. Marot, K. St. George, B. Hoeg, and G. Kashgagian

SEE ATTACHED COPY OF SELECTMEN'S MEETING MINUTES OF
September 21, 2010

Lakeville Planning Board Minutes
Meeting- September 27, 2010

Present: J. Marot, K. St. George, B. Hoeg, W. Healey and
G. Kashgarian

Jim -- Meeting called to order at 6:40 p.m. A general discussion was had concerning the Agreement with Sysco. There will be a vote on the floor of Town Meeting. The agreement is not ready to go forward at this time. It still needs to be workable document that comes from us. One of the topics is the 20' buffer—it still does not cut it. The wording on site clean up has not been worked out. There are still minor wording to work out. We can discuss the warrant article. Walter – I make a motion that we discuss the warrant article as presented. Greg – 2nd the motion. Brian – what is the point of the 20' buffer. Jim – 20 – it is along on 105 – what can or cannot be put in. Parking can be included. Greg --- wasn't it 75 in National Development. Jim – 75 is a more reasonable. Site clean up needs to be discussed – DEP regulations have to be forwarded. I am not comfortable with it. They are not ready. We may need another week. Our next meeting is October 4, 2010. Greg – what changes. Jim – the wording of the site clean up. Janet Scott – I don't understand how does that work. I only know my issues. Mr. Scott – are we talking landfill clean up or removing vs. capping. Kay Doyle – one edit 3.10 – 3.09 lists zoning districts – it's to make sure. Walter – I make a motion to add to amend. Greg – I second the motion to approve the amendment. Jim – all in favor. Kay Doyle – 7.9.5—previously one change was recommend to line 3. That would place a time line and also the town and Sysco. It would change the agreement of the time. The way it is worded the town approval prior only is Sysco or the Town. Something is no longer going to work if previous is kept there. I would recommend that previous be omitted. Nancy – where – Kay – Pager 4 7.9.58. Mr. Scott – various changes were made by National. Can Sysco still go back. Will they be able to go for variances. Jim – an individual always has the right to go to the ZBA. It is always a public hearing. Any substantial changes would have to come back before the Planning Board. Mr. Scott – they would have a right for a variance. Walter 7.9.58 – I make a motion that we amend 7.9.58 by taking out the word previous. Greg – 2nd the motion. Jim – all in favor. Bob Mather – when we enter into the agreement it will be between Sysco and the town. Jim – all in favor. Vote was unanimous. Jim – How does the board feel about next week

Walter I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Meeting adjourned at 10:45 p.m.