

Lakeville Planning Board
Minutes- June 22, 2010

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

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

SYSO

Jim – we are ready to have you make your presentation. Thomas A. Bond – I am the Project Manager, with me I have Chuck Fraser, David Reichel and Fred Casinelli. As you are aware we interested in the Lakeville Hospital property and are looking to see if we can use the site. We are looking for a freezer, cooler, dry warehouse space. We are a distribution company with a significant number of trucks and trailers. This in here would be a maintenance area were we would do a minimum amount of every day maintenance to our fleet. We would be using every inch of the area that is possible. We understand that it is not zoned presently for our use and would be asking for it to be rezoned based on us buying the property. We are a distributor to hospitals, schools, restaurants, etc. There will be no processing or packaging done at the warehouse. It would simply be used for storage. We supply Massachusetts, Rhode Island and Connecticut. Looking at the site presently traffic would be going through here. Route 79 is awfully close and we may have to go to Massachusetts DOT. The Northeastern section would be for traffic, automobile parking and trucks as separate of possible. We have over 900 employees including sales associates and truck drivers. At night we would require a parking lot large enough to accommodate our drivers. The front door is facing the street. Pictures were shown of the Houston, Texas and the Knoxville, Tenn. Buildings were shown. Views were shown of the front doors and the truck docket. Jim – this I understand is a 24 hour operation. Chuck Fraser -- The dockets are used by the trucks coming inbound during the day. The vehicle maintenance building is used for light work and oil changes. Our trucks are normally changed every 5 years. Jim – are all trucks refrigerator trucks? Chuck – yes. ?? Am I correct when I say that you have 2 generators in Norton? Chuck – We actually spent an extra \$70,000 and they are very quiet. They are insulated and they will be coming with us. We work very hard to keep it as a good office building. This is a two story office structure. ??? – we work with our customers daily to help them succeed. Nancy – did you see the test kitchen? Kevin – no we were basically outside. ?? I was surprised at all the frogs and how noisy they were. Chuck – we are looking for rezoning at this point. Bob lafrate – is this going to be the only one. C.F. – the only one in Massachusetts. Bob – Is that the entire parcel? C. F. yes. Bob – it looks like a lot coverage issue. We are looking at traffic through 105 not 79. The road would be here and we are looking at a curb cut permit. We are trying to get to 495 as soon as possible. Jim – Isn't the interest on the high side. C. F. – Mass DOT might not let me close it. We have to apply. Jim – what are we talking about for truck traffic. C. F. 6 a.m. to mostly 5 p.m. Bob I – that is the

corner is CVS. Are we talking a light and the curb cut. That is a lot for that area. Jim -- Jim can only go one way. It should be a time when CVS would not be open. ?? are we talking most trucks at 9. A large portion will be in the middle of the night. We do not have that luxury to day. We currently have our trucks go once the others are in. Greg -- during the shift changes will you have a traffic person on site? Are you prepared to pay for that? Fred -- we are willing to work with that. I am committed to do what is necessary. Dave Reichel -- our shifts are staggered. Office - 7:30 and 8 a.m. Greg -- how many. DR -- about 30. It is difficult to give you an exact indication. We can spreadsheet that to give you a better idea. Jim -- the office personnel would be near the bank. Greg -- what about a fuel spill. DR -- We have had a minor accident -- 15 -16 gallon leak on site. We did pay an EPA fine. 2003 -- 2004 inspection. \$630.00 fine but it was a document violation. Nancy -- As far as the Haz Matt Team goes will it be available.??? -- we are on point for major storm. We have certain steps and we have a team who is on call as part of our training. C.F. I have met with engineering to try to pick one out. D. R. There will be a plan in place. Jim -- are you going to have a parking area for just trucks? Will most of them be on the 79 side? Walter -- what are we talking about 300. 180 tractors and 190 trailer. C.F. -- We run between 130 -- 135 per day. Walter -- you have some sitting overnight. D. R. it is a diesel engine. Jim -- how many spaces. D.R. about 400. Fred -- the way we load them is the trucks going the furthest away. These things are designed for efficiency. There is a constant flow out of the yard. C. F. -- we will have to cut in some and filling in others. From 105 there is not a whole lot of work. In here cut off top of ridge and move it to here. Jim -- There will need to be a change in zoning. Can you meet setback requirement. What kind of provision. C. F. it is limited. Greg -- how close. C. F. -- 75 feet. Greg -- how big? C. F. Modules are 40 feet -- probably 3. D. R. 5 to 7 years for expansion. We have been in Norton since 79. C. F. I do not have the fire numbers. It would be above ground, about 25 feet. We do not buy anything basically because of the cost. Greg -- how big of a tank? C. F. 200,000 gallons about 25 feet tall -- 75 feet across. Nancy -- could you talk to them about the lot coverage. Bob I -- 70%-- you are talking the big box and will need permission to increase the lot coverage. What will happen with the building in Norton. D. R. -- no definite plans have been made at this time. I don't see us leaving the Lakeville site -- we can not continue to grow. We are looking at better planning now. Nancy -- Middleboro will gain more. We will grow with them. They have a lot more to offer. We are dealing with a different group on both sides. C. F. -- I have papers from National Development. Fred -- We have been to several meetings. Jim -- I would check on that. For me personally I think that since Town Meeting has shown that this is what they want and we will be dealing it to the best of our ability. You need to work with Middleboro. Rezoning will not happen until school opens in the fall. The TIF was a majority vote but rezoning is 2/3rds. We are more than willing to work with you. C F -- We will be looking into the engineering so that we no if the site is usable to work with. Walter -- what is your schedule like. C. F. 14 -- 18 months. Kevin -- if you can't but in the burm, how about a wall? Jim -- how about near Rush Pond Rd? How about a cut? C. F. we will

mitigate it at that time. Jim – how about a tour of the facility after 5. Fred I have been meeting with some of the people and they have said the person doing the talking is not speaking for them. Kevin – I have spoken with some of the people and one that I spoke to and he said he was not happy at first but they are happy now. His problem is the trains. ?? We have to change things with the loading of the trucks and Have tried to be good neighbors. Meeting with Board Members on July 1, 2010 at 7 p.m. at Norton. Jim – We do not want to be stuck with Industrial. We need to be specific with special issues for them and then send them back to the ZBA for the variance. Brian – is it possible to write in some of the variances for the use. Jim – we established things so that we did not have to go to the ZBA. Rita – once we start the process the abutters have to be informed. Jim – as it stands now we will have a tour of Norton on July 1st. A meeting on the 6th at the Library.

Walter – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 9:30 p.m.