

TOWN OF LAKEVILLE
Project Review Committee for 43D
Meeting Minutes
September 15, 2020 – 7:00 PM
REMOTE LOCATION

On September 15, 2020, the Project Review Committee for 43D held a meeting at 7:00 PM remotely from various locations. The meeting was called to order at 7:00 PM by Chairman Knox. Committee members present were: Mark Knox; Christopher Spratt; Nathan Darling; Richard LaCamera; Elizabeth Nash; Robert Bouchard; Matthew Perkins, Michael O'Brien and John Olivieri, Jr. Also present were Maureen Candito, Town Administrator, and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the September 15, 2020 public meeting of the **Project Review Committee for 43D** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

Meet with Rhino Capital to discuss the proposal project at Lakeville Hospital

Present for the discussion was Scott Turner from Environmental Partners; Tyler Murphy and Michael Olson from Rhino Capital; Brittney Gesner and Matt Kealey from Vanasse, Hangen & Brustlin, Inc.(VHB); and Attorney Robert Mather.

Ms. Gesner said the goals for the meeting were to introduce themselves, introduce the project, understanding the submission of the 43D process; project schedule; existing site conditions; proposed site conditions; zoning; hazardous materials assessment; proximity to wetlands; stormwater management system and utility improvements; buffers to Main Street and abutting properties and traffic. She said VHB has been working for approximately nine (9) months with Rhino Capital. The permitting process is subject to Local and State review under MEPA. We will work on both submissions at the same time. We hope to begin remediation in the spring of 2021.

The property is a 49-acre site, ½ mile from Exit 4 on Route 495, accessed by two (2) curb cuts off of Main Street. There are seven (7) buildings on site, totaling approximately 407,000 square feet. All buildings are in various stages of failure and disrepair, and the rest of the site is overgrown. Rhino is looking to build a 402,500 square foot warehouse facility, which is less square footage than buildings currently on the site. Now there is vertical development; the warehouse will be horizontal. They will access the site with the two (2) existing curb cuts, which will need to be improved. They are not proposing any access from Rhode Island Road. They are proposing approximately 120 loading docks on both sides of the linear edges of the building. There are 556 employee parking spaces proposed in front and rear of the building and 153 spaces for truck storage. They are looking to land bank 155 of the employee parking spaces and up to 24 of the truck storage spaces. Land banking is asking for the approval to build those spaces, but if the user does not need them, we will not build them. They are proposing a 100' vegetated buffer

between the abutting properties on the left side of the property. They are maintaining the 400' setback from Main Street for the building.

Zoning: this use is permitted by special permit with the Planning Board being the special permit granting authority. Ms. Gesner reviewed the intensity requirements. The existing building height is higher than the proposed building. There is pavement up to 20' to residential abutters today; they are proposing to increase that to 100'.

Hazardous material assessment: Rhino is committed to the cleanup of the site. 15 previous environmental reports have been reviewed from 1993-2018. They have completed additional explorations on the site this summer, including new soil borings, monitoring wells and test pits. They have analyzed 25 soil samples and 11 water samples. The result of the analysis has led to Phase 1 and 2 site assessments being done. They have begun coordinating with DEP on the landfill. The landfill is shown as the SWDA-Solid Waste Disposal Area, which is 1.1 acres containing 11,000 cubic yards of solid waste materials, including incinerator ash, bulky waste, clothing, construction debris, appliances and other solid waste materials from 1950 – 1974. This was done prior to the Wetlands Protection Act. The procedures to remove the SWDA are outlined in a plan submitted to MA DEP in 2006. The plan was approved in April of 2009, and they can continue using that plan. The existing seven (7) buildings require asbestos removal in accordance with MA DEP requirements.

Proximity to wetlands: there are two (2) separate components. Their development will not result in any direct wetland impact. The roadway and a portion of parking are located within the 100' buffer zone due to the 100' buffer on the other side.

Solid waste disposal area: there is a small portion that is less than 600 square feet that overlaps with the wetlands. This was installed prior to the Wetland Protection Act. In order to remove the SWDA, less than 600 square feet of wetlands will be impacted. Conservation Commission has approved this already.

Stormwater management and utilities: they are proposing a new stormwater management system in accordance with MA DEP. They will have several basins on the site that will detain, recharge and treat stormwater prior to discharge. There will be an on-site disposal system, and we have begun planning percolation tests. Water, electricity and gas will be pulled from Main Street.

Buffer to Main Street and abutting properties: the 100' buffer will have a natural earthen berm to provide visual and acoustic separation. It will be planted with native foliage. There will also be similar plantings in the front of the site providing separation from Main Street and the development.

Matt Kealey said regarding traffic, they look at the existing conditions and then analyze future traffic. They also include proposed future developments. The study includes six (6) intersections along Route 105. They will focus on the morning and afternoon traffic. We have existing counts at the interchange ramps, Routes 79 and 105 and Bridge Street. We will conduct new counts this week and work with MA DOT on the counts. We will use the trip generation manual to figure out how much traffic this project will generate, which is a national resource. They create equations so

you can plug in your project. They are also doing additional research on truck traffic. Based on projections, they estimate 682 vehicles; 341 entering and 341 exiting. They will have to come back and monitor the traffic to compare to what was estimated. He showed a comparison of traffic from Season's Gas, Walgreens and McDonalds. Most of the employee traffic will be on Main Street, with about 3% on Bridge Street and 5% on Route 79.

Mr. Knox asked why they were using warehousing traffic information when this will be a distribution center. Mr. Kealey said warehousing is the land use code that fit the operations of the site best. Mr. Spratt asked if they have a tenant yet because that may relate to traffic. Mr. Murphy said they don't have a tenant right now; it is a speculative warehouse right now. Ms. Gesner said the site is not being designed a high use of vans; there are 4' high loading docks tailored for trucks. Mr. Knox asked what if a tenant is found for van use; how is that addressed. This is a concern for residents. Mr. Murphy said the property will not be set up for van loading. There may be some van use, but a tenant with that specific need would not want this design. Discussion occurred about traffic levels and the possible need for revision. Mr. Olivieri asked how long would the traffic monitoring take place after development. Mr. Murphy said at least annually for five (5) years. Mr. Knox said he would like to see more evergreens on the earthen berm. Will there be any fencing? Mr. Murphy said right now, no. They considered about it on select areas. Mr. Knox said he feels that the Town would like a landscaped property in the front and attractive elevation on Main Street. He asked about the hours of operation? Mr. Murphy said it would be a 24-hour facility. Traffic flow will depend on the tenant. We can have different mitigation on noise levels. Chief Perkins asked will there be truck traffic on both curb cuts. Mr. Murphy said yes. Chief Perkins asked about lighting. Mr. Murphy said they are producing a photometric plan, and there are bylaws in Lakeville regarding night sky. Mr. Spratt asked about keeping the existing tree line and buffer from that. Mr. Murphy said there are areas where there will be tree line and some areas no tree line. It depends on the topography. Mr. Spratt was concerned about noise at night from back up alarms, is there any technology that is quieter. Mr. Murphy said they can ask that question on what they have done in other areas.

Mr. Bouchard said he is still reviewing the plans that he has seen and so far, he has no concerns. Ms. Nash said they are planning on staying 100' away from the wetlands where you can. Mr. Murphy said all wetlands have a natural 100' buffer zone. There is 100' land buffer on the residential side, and the building is another 191' away from that. Some of the paved area goes into the 100' buffer zone, but does not touch the wetlands itself. They will try to accommodate the residences and the wetlands. Chief O'Brien said he has no concerns at this time. Selectman Day asked if it is the intent that traffic coming from 495 will use the first driveway and any leaving traffic will use the Bridge Street intersection exit. Mr. Murphy said they are trying to create a traffic circulation flow. Mr. Knox said the Planning Board will be able to work on that.

Discussion occurred regarding the application process. Ms. Candito said the Town is anticipating receiving the information all in one packet. She will check with SRPEDD. Mr. Murphy will submit a list of documents that will go with the application. Mr. Darling spoke about the 43D application process. Environmental Partners will be doing the Town's peer review. Mr. LaCamera spoke about possible grant money available to the Town. Mr. Darling said we need to complete the submission prior to submitting for grant funds. Mr. Knox asked if this is a Natural Heritage site. Ms. Gesner said this site is no longer within Natural Heritage. Mr. Knox said the

building height proposed is higher than 35' as allowed. Ms. Gesner said they are applying under a Development Opportunities District and the Planning Board is allowed to modify that. Most industrial development require a 36' building height. The 35' height is a bit antiquated.

New Business

Mr. LaCamera said the Selectmen voted the night before to hire Environmental Partners as the peer reviewer. The Town needs to get the contract together for Environmental Partners.

Adjournment

Upon a motion made by Mr. Olivieri and seconded by Mr. LaCamera, it was:

VOTED: To adjourn the meeting at 8:03 PM.

Roll call vote: Chairman Knox – aye; Mr. LaCamera – aye; Mr. Olivieri – aye; Chief Perkins – aye; Chief O'Brien – aye; Mr. Bouchard – aye; Mr. Darling – aye; Mr. Spratt – aye; and Ms. Nash – aye.