

Site Walk Minutes  
Mill Plaza  
November 14, 2016  
1:00 p.m.

Attendees at 1:05 pm

Planning Board

Andrew Corrow  
Paul Rasmussen  
Barbara Dill  
Bob Brown  
Alan Bennett

Town Staff

Michael Behrendt  
Todd Selig  
April Talon

Applicant

Ari Pollack  
Emily Innes  
Sean McCauley

Town Residents

Sally Tobias  
Jesse McKone  
Robin Mower  
John Hart  
Ken Entz  
Sandra Hebert  
Jean McPeak  
Mark McPeak  
Annmarie Harris  
Joan Graf  
Kate Ruml

The public session was called to order at 1:05 by Andrew Corrow.

The applicant provided poster boards and verbal description of the proposed site.

The walk started along the eastern edge of the property where the east wall of the back building would start.

The second stop was to walk out the lines of the center building.

The third discussion point was at the bottom of the walking path up to Main Street where the new path layout was discussed along with the location of the northern wall, alley, and hillside excavation. It was noted that due to vehicular traffic that some of the cones had been moved after initial placement and were not exactly where they belonged.

The fourth stop was at the edge of the eating along Mill Road where the extended greenspace buffer and potential small shop were described.

The group then walked along the creek up to Chesley Drive, then back over the foot bridge and along Faculty Road, to Mill Road. Views were noted from the different residential streets while the trees are bare of leaves. Robin Mower allowed pictures from her property.

Discussion and questions covered the following points.

1. Amount of fill and ledge to be removed during excavation and its effect upon the community.
2. The marker on the hillside indicates the direction of the east wall from the cone on the parking area. The marker was situated 50ft along the proposed wall which would be 210ft in length.
3. Building heights in relation to the median ridge line, peak, and in comparison to other buildings.
4. What would the post-excavated area translate into the property? Retaining walls would be used to separate the excavated area from the non-excavated area.
5. Snow storage - is still under study
6. Explanation of the arch. Roadway underneath that connects the alley to the north of the building with the drives in between the two new buildings. It would be residential space above.
7. The Hannaford building facade would raise the building to a minimum full two-story height around its entire circumference.
8. The outdoor eating area at Bella's would move to the front of the building. The future of the bump out is undetermined.
9. There was discussion pertaining to truck traffic density, its stacking and flow. It was noted that Friday morning represents the weekly peak for this traffic.
10. There is zero parking allowed for residential tenants of the property. The "tenant parking" is strictly for the business' employees.
11. The path to Main Street would be extended westerly and utilize a switchback format to meet standards for wheelchairs.
12. Utilities would be moved by the utility companies and may be buried. The utility companies would be involved in the decision to bury.
13. Some of the parking area along Mill Road would be replaced with a 40ft wide section of greenspace that would be an extension of the greenspace along the Bagel Works.
14. The buffer between the parking area and College Brook was discussed. The bike lane may be converted to a curb and walking path separated from the vehicular traffic.
15. Trash and shopping carts in the creek were noted.
16. Specific vistas from the center of Chesley Drive and from the vicinity of 15 and 17 Faculty Drive were noted.

The meeting was closed at 2:47pm.