
TOWN PLANNER QUESTIONS, COMMENTS AND RECOMMENDATIONS

PROPOSED DEVELOPMENT:	200 Bartlett Street
APPLICANT:	The Robert J. Devereaux Corporation
ZONING DISTRICT:	Industrial District/Groundwater Protection Overlay (Areas 1 & 3)
APPLICATION SUBMITTED:	January 14, 2022/March 25, 2022
PUBLIC HEARING SCHEDULED:	March 1, 2022/April 19, 2022

PROJECT DESCRIPTION: The Applicant seeks Site Plan Approval and a Special Permit for use of the property as a training center, trailer and small equipment maintenance and contractor's yard. The Applicant also seeks a special permit for industrial use (contractor's yard) within Groundwater Protection Overlay District Area 3 (application submitted on March 25, 2022 for public hearing to begin April 19, 2022). The property, which consists of 6.7± acres, is currently occupied by 5 buildings- three main buildings and two accessory structures. An auto repair business (Lamy Automotive) is located within two of the buildings to the rear of the parcel and is not the subject of this application. The proposed use of the two buildings closest to Bartlett Street is the subject of this application- use as a contractor's yard with the accessory use of automotive (truck) repair. The 5th building will be demolished. The contractor's yard will consist of offices, truck parking and vehicle maintenance. All repair/maintenance work of trucks is proposed to be performed within the buildings.

The Applicant secured a variance from the Zoning Board of Appeals, which was filed with the Town Clerk on November 24, 2021, to allow the accessory use of automotive repair on the property, which is located within the Industrial District and Groundwater Protection Overlay Districts Area 1, subject to conditions. The Groundwater Advisory Committee submitted a letter dated October 25, 2021 to the Board of Appeals with several suggested Conditions that were incorporated into the variance decision. Note that the property received a variance in 2007 and a Groundwater special permit in 2008 for the automotive repair business (Lamy Automotive).

The proposed work includes renovating and updating the façade of two buildings, demolishing a small building, grading activities, installing stormwater mitigation facilities, expanding parking areas, and reconfiguring the entrances. The site plan proposes construction of 106 parking spaces. The site is served by private septic (to be replaced/relocated) and public water.

ISSUES/COMMENTS/RECOMMENDATIONS:

1. Planning Board Rules and Regulations, Section 7.2(c) requires site plans to be at a scale of 1"=40'; the submitted scale is 1"=20' (note that it is incorrectly identified on the site plan as 1"=30'). Please correct the scale label to reflect 1"=20' and submit a written waiver request for Planning Board consideration.
2. The parcel is contaminated from a former industrial use. I recommend inclusion of a Condition of Approval requiring submission of a status report from a Licensed Site Professional (LSP)