

TRC Meeting Notes
McGovern Subaru Site Plan
Tuesday October 22, 2019
Town Office

Those Present: Denis Messier, Fire Chief E. J. Hoyt, Gerald Coogan, Town Planner, Eric Weinrieb, P.E., Altus Engineering, Kevin Kelley, BI, Police Chief Michael Billodeau, Len Thomas, Road Agent, Denis Messier, Superintendent, NWWTP.

For the applicant: Ben Clarke, PE, ACE. Gregg Mikolaities, PE, August Engineering.

Ben Clark provided overview of the project. The McGovern Auto Group wishes to redevelop the former Toys R Us building, 85 Gosling Road, Tax Map 34, Lot 3-1. Ben noted the following:

- Display vehicles parked close inside; 98 spaces provided; if that is too many spaces, it can be reduced;
- Replace the catch basin in the south west corner and install a grass detention pond; the area is about 1,100 SF; and
- Above ground pump station is private; needs to be cleaned out and capacity determined; service advisors will drive vehicles in and out of the service bay.

Superintendent for the NWWTP noted:

- Private pump station on the site;
- Private pumped and cleaned; and
- All floor drains through Oil/Water separator, MSDs sheets and Cleaning plan

The Police Chief noted:

- Clean up trees in the rear of the building; he notes that homeless people stay there; the area should be made less inviting; and
- Separate the building from Cumberland Farms with screening, fencing and a video camera.

Altus noted:

- Confirm if pavement is being reclaimed or if they will be crack sealing the lot
- Confirm that utility services are adequate for the intended use
- Provide pedestrian access to rest of the site
- Loading dock retaining wall; replace concrete sidewalk;
- Stormwater management: need an operations and maintenance plan;
- Oil and water separator;
- Discharge over the curb, curbing in poor condition;
- Steel post guardrail; need to "soften up" with wood or landscaping;
- East side – serviceable access;

- Status of the Ash trees; need to be healthy;
- Stormwater practice; seasonal high water table is at 41 feet; bottom of practice gravel wetlands at 39.75 feet, may need to change practice
- Snow storage; show on the plan; note re: snow removal from site when necessary;
- Lighting - match the lighting for Aldi's;
- Confirm number of dumpsters required
- Confirm size of existing culverts
- Check grading around pond
- Redesign northerly entrance to match sidewalks shown on Aldi's project, add a raised island
- Show how vehicles enter service bays
- Walks from emergency egress to public space
- Bumper stops or equal for protection of vehicles from sidewalk
- Condition of the loading bay trench drains
- Check zoning summary;
 - Setbacks
 - Parking computations and stalls provided
- Check details and erosion control notes;
 - Disturbance area
 - Height of guard rail
 - Light pole detail
 - Spillway detail
- Drainage computations
 - Confirm outlet design for pond
 - Show routing and longest flow paths
 - Explain how runoff overtops curb

Fire Chief noted:

- No outdoor storage of oil products;
- Applicant will have a fire safety engineer prepare building plans.

Both Ben Clarke, PE and Gregg Mikolaities commented that the TRC process was most helpful and likely saved them about a month of time. It was a worthwhile effort.