

SALEM PLANNING AND ZONING COMMISSION

REGULAR MEETING

July 26, 2011

7:00

Present: R. Amato, G. Fogarty, R. Savalle, V. Smith, G. Walter, M. Chinatti, Town Planner/ZEO, Sue Spang, Recording Secretary

Absent: K. Buckley-Chairperson. D. Bingham, E. Burr, H McKenney, Alt., Alt, Vacancy-

Guests None

CALL TO ORDER:

G. Fogarty called the meeting to order at 7:02 and introduced the members present.

The Commission seated V. Smith for K. Buckley

ADDITIONS TO THE AGENDA: No Additions

PUBLIC HEARING-None

PUBLIC COMMENT-None

OLD BUSINESS

- 1. SPM #11-06-01, J. Wren, applicant, L. Phillips owner, 20 Hartford Road Installation of a Drive Thru ATM**

J. Wren stated that the plans have been revised due to concerns that were relayed to him by M. Chinatti. He stated there was additional traffic concerns expressed since the last meeting which included: concerns from the Fire Marshall and an incident involving someone trying to access the bank from behind the building and having to wait over 26 minutes for a delivery truck to finish before she could proceed to the drive up teller. He stated that if the application is denied then the situation will remain as it is with no improvement. But, if approved there will be a vast improvement over what exists now.

J. Wren stated that the Commission had concerns about adding additional traffic in the back of the building. The bank evaluated how many people use the ATM. B. Myers reported that the average transactions per month are about 85, which results in an average of 2.83 ATM transactions a day. J. Wren stated that the increase in traffic is small.

R. Amato asked if there were so few ATM transactions why is the bank going to all the expense of putting in a drive up ATM.

B. Myers stated Chelsea Groton is a full service bank and they believe in providing all services to their customers.

J. Wren went over the revised plans. He stated he looked up the width of trucks that could possibly use the access way. He stated that the Fire Marshall wanted the 12 foot width for passage to the drive thru ATM. He stated the maximum truck width is 8.5 feet. In order to accommodate the 12 foot width all the way thru they moved the loading zones next to the building and made the 2 loading zones side by side for a total of 9 feet wide by 45 feet long. Both edges of the access will be striped by solid white lines. There are three zones for dumpsters, they would be rearranging the dumpsters but not moving them much farther away, possibly 10 feet at the most.

J. Wren stated that the Town's Engineer is deferring comment to the Fire Marshall. Wren contacted D. Bourdeau, Fire Marshall with updated plans and information that there would only be an increase of approximately 3 transactions per day and a 12 foot travel lane, he thought the Fire Marshall was more amenable to the plan. He stated he showed the previous version of the site plan to the owner and she was agreeable to the plan. The newest plan was not shown to her as there was no time but the current plan is an improvement over the one she was shown.

G. Fogarty read a letter from D. Bourdeau to the Commission addressing the application. He stated he had no issues as the plan is currently presented. He recommend installing a, *no parking anytime* at the fire hydrant. She asked if D. Bourdeau had anything additional to add.

D. Bourdeau stated he thought it was a better design and improvement over the previous plan. He hoped the dumpsters will be kept in their designated place. He noted that the fire trucks were wider than the average truck but the 12 foot width would accommodate the trucks.

There were questions about the dumpsters and how they are aligned. It was determined that they are angled and the dumpsters are about 8 ½ feet wide.

M. Chinatti stated the comments from the Town Engineer have been addressed and she recommends approving the application with conditions.

R. Amato stated all the work hardly seemed worth it for an additional 3 cars a day.

J. Wren stated Chelsea Groton feels it is a good service to provide.

M. Chinatti asked if the inside ATM was going to be taken out?

J. Wren stated the old ATM would not be used because the new ATM will be using the existing wires from the old ATM.

Some members of the Commission relayed comments they have heard from residents who have been watching the proceedings on TV. All the comments were not positive and people did not like the idea of having a drive thru ATM as opposed to one in the lobby of the bank. They stated they knew it was a business decision and not within their jurisdiction to regulate but thought it was something the bank should hear.

J. Wren noted that there are probably many people out there who look forward to the drive thru and people with kids will appreciate the change.

M/S/C (Savalle/Smith) to approve SPM #11-06-01, J. Wren, applicant, L. Phillips owner, 20 Hartford Road drive up ATM with the following conditions:

- 1. A "No Parking Any Time" sign shall be installed at the fire hydrant location on the northerly side of the site;**
- 2. The "Plan must be completed by" note, as per Section 11A.3.5 of the Zoning Regulations shall be added to the final plan;**
- 3. A signature line shall be added to the final plan, per Section 11A.4.15 of the Zoning Regulations; and**
- 4. A digital copy of the final plan shall be submitted prior to the final mylar/3 paper copies being signed by the Chairman of the Commission.**

G. Fogarty stated that she was not at one of the meetings where the application was discussed but, she watched it on TV so she will be voting on the application.

Vote: Approved. In favor-Fogarty, Savalle, Smith, Walter. Opposed-none. Abstaining-Amato

NEW BUSINESS-None

ENFORCEMENT OFFICERS REPORT-N/A

APPROVAL OF MINUTES-N/A

EXECUTIVE SESSION- None

CORRESPONDENCE: None

ADJOURNMENT: M/S/C (Savalle/Walter) to adjourn at 7:47. Vote: Approved Unanimously

Respectfully Submitted,

Sue Spang

Recording Secretary

Unapproved