

Saugus Board of Selectmen  
January 28, 2020

**MEETING MINUTES**

AGENDA  
Saugus Board of Selectmen  
Tuesday, January 28, 2020 at 6:00 PM  
Town Hall Auditorium, 298 Central Street  
Saugus, MA

Call to order.

Continued Hearings:

HRP, for Special Permit (S-2) to allow light industrial use, at 20, 140 & 150 Salem Turnpike,  
Assessor's Plan 3023, Lots A-1 and A-2

Old Business: update on crosswalks  
Middle / High School Building Committee Meeting

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The Saugus Board of Selectmen met on January 28, 2020 at 6:00 PM in the Town Hall Auditorium, 298 Central Street. Present: Selectmen Jeffrey Cicolini, Debra Panetta, Corinne Riley, Michael Serino and the Chairman Anthony Cogliano.

Continued Hearings:

HRP, for Special Permit (S-2) to allow light industrial use, at 20, 140 & 150 Salem Turnpike, Assessor's Plan 3023, Lots A-1 and A-2

The Chairman said the office has received some feedback about having a financial interest in this project and stated that he does not.

Attorney Richard Magnan was present with HRP Principles Andrew Chused, Joshua Stavis and Sam Browne and said he did draft standard conditions similar to Ballard Corner and incorporated a landscape plan and said he did receive copy of memo from the Town Planner this evening and said they did meet today and deferred to the Board on conditions. Selectman Serino passed out copy of conditions he drafted and said this application is unusual because they usually have a business proposed and said he hopes the applicant understands and read. The Chair commented on #2 which contrasts with the Zoning Officer's opinion that it is a permitted use and asked what the current status of occupant now. Mr. Browne said they are tenants at will. Selectman Cicolini said it would have been nice if they had the memo earlier and agrees #2 contrasts and will support if eliminate #2 and asked about square footage they need. Mr. Chused said 120,000-125,000. Selectman Cicolini said any finalization of 21E must be filed with the Board and Conservation Commission once completed and commented that plantings shouldn't be limited to pine trees and agrees they do need some nice landscaping and the façade should be similar to / comparable to the plan submitted. Selectman Serino said motor freight is not allowed and felt it is different than light manufacturing and it was not advertised to allow motor freight. The Chair said he doesn't have a problem with warehouse use. Selectman Serino said under the Zoning By-Laws seems it's a different use and they should take that out and reapply. Selectman Riley said she brought some conditions to consider and read. Selectman Serino said noise could be added to #2 and said they can keep freight terminal in if they wanted to come back. Selectman Cicolini said he would rather eliminate #2. Selectman Serino said they didn't apply for it. Mr. Chused said they thought it was an allowed use. The Chair said light industrial & light manufacturing fall under the same use. Attorney Magnan said in reading the memo (from the Town Planner) it is clear motor freight terminal is allowed according to the Zoning Officer and said the problem with the Zoning By-Laws and gets confusing. Selectman Riley asked how long to address existing environmental conditions. Mr. Browne said it will start once they get a Building Permit and said there may be some unknown issues to address and then monitoring will be ongoing. The Chair said he spoke with the Town Manager about the area closest to the water and said the Town is looking to put a Riverwalk and asked if they are agreeable to that. Mr. Chused said yes and showed area on plan. Selectman Panetta said the conditions she was looking for have been addressed and suggested ash be included in list of stored materials not allowed. No objections noted. Selectman Panetta suggested that scrap yards be included as restricted uses. No objections noted. The Chair said #2 should be omitted. Selectman Serino said he would not support the application if removed. Mr. Chused said it is his understanding they are distinct and separate and fall under light manufacturing and said they cannot invest if they don't know for sure and if it be a probable use. Selectman Serino pointed out they are separate under the Zoning By-Laws and there's a separate number for freight terminal. The Chair said the Zoning By-Laws are antiquated and the uses are all listed under #8. Selectman Cicolini said the Chair is saying the

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main subgroup under light industrial use lists all items and are automatically allowed and said he wished the Town Planner or the Zoning Officer were here and read section of the memo and said it does clarify and understands how Selectman Serino feels but according to the memo, it was advertised for. The Chair agreed. The Chair asked how it could be enforced to not use Ballard Street. Board Members went over other proposed conditions.

Any to speak in favor?

Peter Manoogian, TMMP10 thanked the Board for their efforts and is glad to see a rodent plan included and offered 2 suggestions: include “retail package distribution or distribution of retail goods”; and suggested to include: like / kind of building attached.

Selectman Cicolini suggested condition to prevent overnight parking of vehicles. Mr. Chused said it is permitted by right. The Chair pointed out the parking plan where the vehicles would be.

Any to speak in opposition? None.

Selectman Serino said he’s not closed to it (the application) but he doesn’t know what’s going there. The Chair said his frustration is with the antiquated Zoning By-Laws. The Board discussed other options / amendments.

Selectman Cicolini moved to close the hearing. Chair seconds 5-0.

Selectman Cicolini moved to grant the request of HRP, for Special Permit (S-2) to allow light industrial use, at 20, 140 & 150 Salem Turnpike, Assessor's Plan 3023, Lots A-1 and A-2 subject to the following conditions:

TABLE OF USE:      “PRIMARY USE”  
                             “INDUSTRIAL ZONING (I – 1)  
                             “WHOLESALE TRANSPORTATION AND INDUSTRIAL”

RESTRICTIONS:

- 1) The property shall not be used for Junk Yards, Scrap Yards, Automotive and/or Truck: Sales and Repairs, including body repairs as stated in our Zoning By-laws.  
(Wholesale Transportation and Industrial, I-1 # 1).
- 2) .the property shall be used for the following: package processing and distribution (i.e. UPS, Amazon, FedEx), wholesale fruits & vegetables, meats & seafood, processing & distribution of high value cargo originating from Logan Airport (i.e. pharmaceuticals, electronics), life science manufacturing (pharmaceuticals), and other light manufacturing and distribution uses.
- 3) The property shall not be used for any type of Refuse/Solid Waste facility to include the storage, processing, hauling and the sorting/separating of recyclables and/or recycling machinery as stated in our Zoning By-laws.  
(Wholesale Transportation and Industrial, I-1 # 9).
- 4) The property shall not be used for “primary” purposes such as the storage of Chemicals, Petroleum or other Hazardous materials. The occupants may engage in such “secondary” activities necessary to maintain their equipment related to the “primary” business purposes of the occupant.
- 5) Other restricted business uses for the property include the following:  
Heavy Construction and Manufacturing, Contractors Yard, Salvage Vehicle Yard, Scrap Yard, School and Passenger Buses, Hazardous Waste Container Vehicles, Car Haulers, Tow Trucks, Ramp Trucks, Home Heating Oil Trucks, Septic Service and/or Pumping Trucks.

TABLE OF USE: "ACCESSORY USE" (for) "LIGHT MANUFACTURING"

- 6.) "Accessory Manufacturing use of Light Manufacturing, nature incidental to a permitted use, and where the product is customarily sold on the premises directly to a customer".

Currently, the Board of Selectmen have no present knowledge regarding the exact type of "Light Manufacturing" business that will ultimately occupy the property. The Town of Saugus Zoning By-laws allows the above (#6) as an accessory use for light manufacturing. Therefore, any other proposed type of (accessory / secondary / ancillary) use, other than what is permitted in the above paragraph ("Accessory Use" # 6) will require a new or modification of an existing (S-2) Special Permit from the Board of Selectmen.

- 7.) The property shall not create any nuisances that would create issues for people nearby of noise, odors or lighting issues including trucks exiting property

- 8.) must have a pest control management plan

- 9.) copy of 21 E must be submitted to the Board a, Conservation Commission and Planning Board.

- 10.) storm water run-off: drainage analysis must be done and drainage plan must be submitted and approved by the Conservation Commission.

OTHER CONDITIONS:

- 11.) Any storage of materials, parts, inventory, rubbish, waste or ash shall not be stockpiled or stored outside of the building(s).
- 12.) Dust, Sprays or Mists originating from any building(s) shall not be permitted, nor shall the emissions of obnoxious odors, of any kind nor any gas which is deleterious to the public health, safety or general welfare.
- 13.) Outdoor lighting, including lighting on the exterior of the building(s) and lighting in the parking areas shall be arranged to minimize glare and light spillover onto adjacent properties during and after construction.
- 14.) All Trucks 10,000 lbs. or more are restricted from traveling on Ballard Street. All Truck traffic must use Route 107 (Salem Turnpike).
- 15.) Any expansion of the existing 4,000 square foot building located at 20 Salem Turnpike, parcel ID # 15-2-2 will require a new or modification of an existing (S-2) Special Permit from the Board of Selectmen.
- 16.) The proposed (new) 1 story building's square footage shall be limited to 125,000 square feet. Any increase in the square footage will require a new or modification of an existing (S-2) Special Permit from the Board of Selectmen.
- 17.) The owner must meet all the Fire Department comments/recommendations and all other requests by the Inspectional Service Department.
- 18.) The building appearance: the façade is to materially match the exhibit photo & the existing 4,000 s.f. building is to be improved to match that of the building to be constructed. Photo attached.

19.) LANDSCAPING PLAN:

The landscaping plan included in this application for this (S-2) Special Permit shall be filed with the Planning Board as part of the Site Plan Approval process and shall become part of this proposal. The Saugus Tree Committee will review the landscaping plan for suggestions relative to species and sizes of the proposed plantings. As part of this (S-2) Special Permit, the Board of Selectmen is requiring that at least fifteen (15) evergreen Trees, (6-8 feet) in height, be planted

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along the parking lot closest to the Saugus River, as part of the proposed landscaping plan submitted; and in conjunction with the Town's proposed River Walk Plan.

20.) HOURS OF OPERATION:

Sunday through Saturday 6:00 AM to 2:00 AM

Hours of Operation between 2:00 AM & 6:00 AM will require a separate application and approval from the Board of Selectmen. (Town By-Laws 810.00)

21.) CHANGES:

Any changes to the conditions contained in this document(s) shall require a new or modification of an existing (S-2) Special Permit from the Board of Selectmen.

Selectman Serino, speaking on the motion said he will not support and feels the new wording doesn't change anything and he's more open to discuss with owners not a middle person and said this will impact the neighbors and thanked the Board for considering his conditions. The Chair commended Selectman Serino on an outstanding job.

Roll call vote:

Selectman Cicolini, yes; Selectman Panetta, yes; Selectman Riley, yes; Selectman Serino, no; Selectman Cogliano, yes.

Selectman Cicolini moved for recess. Chair seconds 5-0.

Meeting recessed at 7:39 PM.

The Chair called the meeting back to order at 7:46 PM.

Old Business: update on crosswalks

Middle / High School Building Committee Meeting

The Chair said he had a conversation with the Manager and it looks like around \$100,000 to do all over and he asked he get the ball rolling. Selectman Serino agreed and said they may need an appropriation to do all. Selectman Panetta agreed they would need an appropriation and agree the ones of most concern should be taken care of. Selectman Riley agreed.

Selectman Riley said the Town Manager should get some crosswalks done with money we have now and can get allocation later. The Chair said it should be referred to the Manager to have the most pressing ones done by February 15<sup>th</sup> and request report.

Selectman Cicolini moved refer to the Manager to have the most pressing ones done by February 15<sup>th</sup> and request report. Selectman Panetta asked it be placed on 2/11 meeting agenda for update / status. Vote 5-0.

Selectman Riley said a MS/HS Building Committee meeting was held. The Chair said it was very informative. Selectman Cicolini said the project is ahead of schedule and on budget. Selectman Panetta said the meeting was recorded so the public can watch it.

The Chair commended the Saugus Police on the Woodbury Ave. issue and said they did fine work. Selectman Cicolini said their actions are most commendable and said those seconds they have to decide lethal / non-lethal force is amazing.

The Chair commented that the Board worked together really well tonight.

Selectman Panetta announced the Town Manager's father passed away and announced service information.

Selectman Cicolini moved to adjourn. Chair seconds 5-0.

Meeting adjourned at 7:56 PM

Respectfully submitted,  
Wendy Reed, Clerk