**Brimfield Zoning Board of Appeals**

Cumberland Farms Hearing November 21, 2019

In attendance were Kevin Moore, Pat Leaming, Jon Fagerstrom, Mike McFadden and Debra Fagerstrom (ZBA clerk) Phil Lombardo (attorney for CF) Carol Platenik (interested citizen) Linda Della Rosa (interested citizen) and Lori Myers (abutter)

Kevin Moore called the meeting to order at 6:00, seconded by Pat Leaming.

Begin public hearing on the request of Cumberland Farms for a variance under s. 4.1 and 11.2.2 to allow rear yard setback of 19.3’ verses required setback for convenience store building for properties at 3 and 7 Main Street, Parcel ID Map 13A, Lot 10 (7 Main) and Map 13A Lot 11 (3 Main)

Phil explains this is for a variance, that the original request was denied because of a topography issue. Jon agreed. Mr. Lombardo presented his plans to all. He explained all the steps taken thus far, revisions, special permits, and designs as well as safety measures. He explained about space for handicapped aisles and why it needs to be the size it will. Pat explained that the new plans are a big improvement and he believes it will be good for town. Lori Myers mentioned that she is opposed to the design because of the number of gas pumps facing the street, and that late deliveries have been an issue in the past. Mike clarified that this hearing is just for a variance for the setback requirement and that it does not involve the design plans. Carol Platenik asked how much smaller this one will be compared to the CF in Sturbridge. Phil Lombardo explained its probably about 300-400 sq feet smaller. He also explained about putting in a new well for the water supply, as well as the process for this. Mike said for sake of abutters, we are clarifying we can’t change the special permit unless it was a separate hearing for that. This is just for the variance. Phil explained the delivery hours would only be allowed per agreement and many other conditions that CF has agreed to in order to build. All of this is still in place. This is the last step, we don’t anticipate any more hearings, if this is approved. KM asked if there are any other questions from abutters. Carol asked when project will start. Phil explained hopefully in Feb. They want to have it done before Flea Market in May. Pat asked if board can review plans, Phil gave them a “tour” of the plans and showed where the wetland buffer and well are, as well as each part of the project, parking spaces for bank use, where access in back will be. No one will be backing out on to RT 20. Pat asked about the value of the project and Phil explained the project cost is over 2 million. KM asked if there are any other questions. LM asked why the current store can’t just be improved instead of new project. Pat and Kevin explained some times it can’t be improved and the only option is to tare down and rebuild better.

At 6:24, Pat made a motion to vote for variance set back request. Vote was unanimous in favor. Motion carries. Variance approved.

Carol asked if Phil would find out who owns the heavy equipment in the back, at one point it was parked on wetlands. He said he would inquire.

6:27 Hearing was closed.

Next meeting time set for December 12, 6:00 pm.

Review of minutes from October 10, 2019, one set of initials were questioned and board voted to wait until next meeting to review once the initials were clarified. Deb mentioned she spoke with Michele about a joint meeting with Planning Board and we will try to get our schedules together.

Meeting adjourned at 6:48 pm.

Respectfully submitted,

Debra Fagerstorm

ZBA Clerk December 3, 2019

Kevin Moore. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Harold (Pat) Leaming. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jon Fagerstrom \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_