

CITY OF BEVERLY

PUBLIC MEETING MINUTES

BOARD: Parking and Traffic Commission
SUBCOMMITTEE:
DATE: February 2, 2021
BOARD MEMBERS PRESENT: Richard Benevento (Chair), Darlene Wynne (Vice Chair), George Binns, Michael Collins, Sgt Mike Henebury, Capt. Ryan Laracy, John Lozada, Jonathan Salt
BOARD MEMBERS ABSENT: Leslie Gould
OTHERS PRESENT: Brian Murrhly
RECORDER: Sharlyne Woodbury

Benevento chairs and opens the meeting at 8:31 am.

This is a virtual meeting allowed in lieu of an in person meeting due to Governor Baker’s State of Emergency declared due to the national crisis of COVID-19.

Lozada left the meeting at 9:15 am.

1. Discussion: Construction Traffic Management Plans and Pedestrian Improvements - Depot II – 134-142—146 Rantoul Street & 1-9 Park Street – Miranda Gooding, Glovsky & Associates for Beverly Crossing

Rebecca Brown, Kristin Poulin, Alan Scott represent the applicant Chris Koeplin. Alan Scott details the construction management plan. Brown provides updates to the Commission per conditions set forth in the September 2019 PTC meeting. Details include but are not limited to pedestrian traffic enhancements and detours, construction waste management and removal, delivery of materials, parking during construction.

Rebecca Brown presents the pedestrian access on Rantoul Street, and the project plans for the demolition and construction phases, timelines, and materials. Commissioners voice an expectation of proper advanced notification, as much as can be pending current circumstances, for any project delays relating to weather, materials, equipment, etc. Commissioners clearly state the expectations for worker on-site parking encouraging carpooling. Members ask the project team to be mindful of MBTA parking for regular commuters as the economy reopens. Benevento inquired about the lost revenue for parking spaces due to project construction. Koeplin informs the Commission they are in talks with the Mayor for compensation. Commissioners discuss the repaving of project area sidewalks and the materials used.

Henebury addresses concern for the construction gate on Park Street compromising the site vision for motorists and everyone transiting the area. Henebury’s main concern is the traffic traveling east and west off Park Street. Scott addresses the traffic flow and motorist site vision concerns with the Commission. Koeplin also suggests adding signage to warn motorists of construction traffic entering and exiting the site in that area. Laracy discusses removing the bump out at the corner of Pleasant and Court street and stop sign removal. The removal is permanent per Brown. Brown reviews the Engineering Department preferences and maintenance of a two way stop sign. Benevento and Brown discuss the grading at the apex ramp with Brown confirming the ramp is appropriate per the grading. Brown verifies

the ramp is not ADA accessible because there is a 14 percent grade. Lozada notes the apexes are frowned upon and brings to the Commission's attention the possibility of complaints for lack of ADA accessibility. Lozada recommends taking a photo of the apex and consulting with John Dugan.

Collins has little commentary as he's worked with the project closely and not much to contribute at this time. Binns proposes real time signage when changes occur ensuring people will have adequate warning and preparation.

Salt questions the construction workers will not park along the building of Pleasant, Park, and Rantoul Streets and the status of bike lanes on Railroad Avenue. Brown informs the Commission all project employees will sign a contract with parking stipulations. Employees will be well informed of where to and where not to park. Salt also reviews the bike lanes on Railroad Avenue. Brown confirms the bike lane will remain as is. Salt echoes Henebury's concerns for the traffic flow under the bridge and inquires if it's possible to make that a 3 way stop. Henebury and Benevento agree that is a separate discussion tabled for later.

There being no further comments or questions. Motion made as it pertains to a previous condition.

Binns moves to accept the construction management plan and pedestrian plan revisions with the condition that any construction plan changes be submitted to the City in advance. Salt seconds. The motion carries 8-0.

Lozada leaves at 9:15.

Brown briefly presents conceptual pedestrian improvement plans, pursuant to a separate condition of the approval. She details the ramps on the corner of River and Park Streets. Discussion details removal of the apex ramp, split crosswalks, and updated drainage systems. Benevento inquires why they propose using HMA (hot mix asphalt) and not concrete. Collins informs the Commission the Planning Board approved the HMA during their review, as it was shown on the plan and reviewed by the Commission then. The proponent notes they are experiencing varied pricing for the material. The project goal is to acquire concrete and the City will work with the contractor. Depot II will return next month for greater review of the pedestrian improvement plan details.

There being no further comments or questions. No additional actions at this time.

2. Recommendation to Planning Board: Minor Modification Application to Site Plan Review #111-13-48 Dunham Ridge- 50 Dunham Road- Cummings Properties

Mike Aveni and Steven Drohosky are present from Cummings Properties. Aveni details the requested modifications for repurposing a portion of the garage for high bay, manufacturing and research & development space. This plan will displace 42 parking spaces. They have the capacity to add more spaces if necessary elsewhere on the site. Currently the building is not at capacity. Aveni reviews the parking allocation plan asked for by the city. Aveni claims displacing these 42 spaces is not a hardship as they have the space to add more spots at a later date. Aveni reviews the traffic plan from their consultant. Benevento notes the net deficit of 96 spaces. Aveni reviews the numbers with the Commission. Cummings Properties is diligent and mindful of their tenants. Wynne informs Aveni and

Drohosky there is a special permit to the Planning Board with any deviation to the parking plan. Aveni confirms they will present before the Planning Board at their March meeting.

Laracy inquires if any portion of the possible parking area will extend into wetlands and reviews the limited fire accessibility. The Commission questions if the Conservation Commission is aware and granted approval for the additional parking extending into the wetlands. Laracy confirms the emergency access for 51 Dunham is limited to the front of the building and asks if rear building access is a possibility.

The Commission seeks clarification and affirmation of monitoring triggers and mechanisms for parking issues. Binns specifically asks what their definition of “if necessary” entails. Aveni answers if people start parking on the road or someone from the city informs them that an emergency apparatus cannot get through they would review the issue immediately. Drohosky adds comments. They rely on their clients' concerns and complaints. Drohosky maintains the Cummings Properties stay close to their parking requirements. He confirms they have found what is required versus their needs, and are not nearly in use of full capacity at the moment. Salt raises concerns over bike parking and Drohosky offers they do not have the area presently for that location, however, they plan on adding that type of mechanism to accommodate bike racks for this project.

Concluding discussion, Benevento requests they provide a plan for the additional parking “when necessary” in detail. The current rendering with a highlighted red area is nebulous. The Commission would like to see the plan in its exact location with actual details that address the fire access concerns for the back of the building. Aveni replies the fire concern must go before the Conservation Commission to see what is permitted. Wynne suggests they consider a numerical option for their plan as opposed to waiting for tenant to complain and people are parking on the drive.

There being no further comments or questions.

Wynne moves to recommend that the Planning Board accept the modification to the proposed plan subject to the following conditions: 1. That the applicant will submit to the Planning Board a parking layout plan for the proposed reserved parking area showing how many parking spaces could feasibly fit within the area. 2. That the applicant will review parking demand for the entire site when the parking areas reach 75% utilization (parking spaces used) and to determine when additional parking will be required and at such time construct and install requisite parking based on the parking layout provided. Binns seconds. Motion carries 7-0.

3. Approval of Minutes: January 5, 2021

Minutes tabled to next meeting due to edits.

4. New/Other Business: Court Street Fire Lane

Laracy raises concerns regarding fire lane accessibility and private way parking rights. The Commission discusses the appropriateness of restricting parking in the location as well as possibility of amending ordinances granting fire access. The Commission acknowledges the private way rights and the legalities involved in changing the status of the area. At the moment they cannot pursue parking time limits as it is not a public right of way. Henebury offers comments and believes the Fire Chief has the prerogative to

designate fire lanes. This has been confirmed by the City Solicitor's Office, but they should be consulted prior to any action.

Wynne inquires who would be responsible for striping and signage as well as the effect on traffic. Benevento states this does not impact traffic, but will act as a preventative measure. It will ensure a parked car will not be occupying the space for when fire access is needed. The Commission discusses who manages the private way and will arrange contact with the owners. Concluding discussion, Benevento suggests drafting a letter of support to the City Council and Fire Chief in favor of designating the area a fire lane.

Wynne moves to draft a letter of support for designating a Court Street fire lane. Salt seconds. The motion carries 7-0.

5. Adjournment

Binns moves to adjourn. Salt seconds. The motion carries 7-0.
Meeting adjourned 10:11 am.

Next meeting scheduled for 3.2.21.