

Per Condition 8 of the Special Permit *“All exterior improvements, including off-site roadway and signage improvements, shall be completed prior to the date which the Facility is open for business to the public”*. Game On is requesting that Fields 5, 6 & 7 at the easterly end of the site be allowed to open prior to all exterior improvements being completed. With Governor’s re-opening plan some outdoor activities could begin on June 18th. Renting some of the fields will provide some income prior to the opening of the facility. Off-site improvements will be completed at a later date, but in any event before any other part of the Facility is open. Use of the back three fields is subject to receiving permission from the Building, Fire and Police & Health Departments. Temporary signs shall be installed on roads leading to the facility to facilitate traffic flow and minimize the impact to the neighborhood. Construction vehicles and equipment shall not have access to or perform work that affects use of the back three fields including the parking areas used by these fields.

Board questions:

How many spaces will be provided temporarily? 205 out of a total of 670. They can also provide additional temporary parking. Paving in front of bldg. will be done in the next few weeks, after the underground utilities (water, wastewater, etc.) have been installed.

Directional signs will be installed and No Parking signs along Game On Way. Temporary barriers similar to that shown on sheet 7.5 of the approved plans will be installed at the intersection of Victoria Lane & Game on Way to prevent soccer traffic from going thru the local street.

Sanitary facilities? Will be provided in a separate air-conditioned temporary bldg. installed on site with separate men’s & women’s rooms and hot water. Structure has enough room to keep the 6-ft. separation req’d.

Tents will be installed as shown on approved plan to provide temporary shelter during T-storms. Code requires that there be an “area of refuge”. They are still crushing rock for fields 3 & 4. Rest of the fields will be installed by end of November.

Board reviewed a letter from the Bldg. Commissioner, who was concerned that, should some fields be opened for use, vehicles going to the fields shouldn’t conflict with construction vehicles going in & out of the site.

Comments from public:

David Tall, Alpha Rho, 99 Stephens Rd. - Has been there >20 years, will the original conditions of special permit still be met? Yes.

M.E. Cushing: Will she be able to make a Left from Game On Way up Victoria lane? Yes. Keeping dust down is a must, Game On must keep residents in the loop.
Councillor Couture: Who will be renting the fields? A: Youth soccer clubs in the area.
The project has been a boondoggle from the beginning, residents didn’t want it. Why open up fields during a Pandemic? No teams are practicing now.

Steve Marsden: Fields are not yet lighted; they will not be open past dusk.

Michelle St. Cyr: How will social distancing be possible at rest rooms? A: Temp. Restroom facility will be large enough.

Caren Savone: Installing a temp. barrier at the bottom of Victoria Lane might be a problem, residents would like to revisit the issue before that becomes permanent.

Mr. Fontaine pointed out that on the Game On Facebook page, directions to *“100 Game On Way”* are actually to Hancock St. in Fitchburg. Steve has been trying to get that corrected on Google Maps.

Mr. Capodagli feels that the project should be completed before opening any fields. Opening some fields early is just for revenue purposes.

Board requested: Finish & stripe the 205 parking spaces, look into the temporary barriers at the bottom of Victoria Lane, install directional signs, & get the OK on early opening from Police, Fire, BOH. Board will re-visit the issue at their next meeting on June 16th. Board would need to make a determination on: (1) whether this is a minor amendment of the Special Permit, and (2) whether to approve that amendment.

Ms. Caron: If the proposed modification is approved, Board could get another update once the 3 fields are open.

City Council petition - Accept Beech Street Lane as a Public Way

Beech Street Lane is a narrow, short dead end off Beech St. that serves two dwellings.

Ms. Caron pointed out that previously the Board had adopted a policy on the public acceptance of existing private ways, which recommends that the Way serve more than two lots and is not in essence a driveway.

Motion made (Mr. Fontaine) & seconded (Ms. O'Kane) to recommend against granting the petition because it's not in accordance with this policy, the narrow width of the road, the lack of a turnaround and that it will never be a through street due to the grade down to Cleghorn St.

Vote unanimous in favor.

Board appointment to MRPC

Request rec'd from MRPC as to who will be the Board's designee for the coming year.

Ms. Caron is serving currently. Some members expressed interest & will look into it. Action deferred to a future meeting. The City also has a Mayoral appointee to MRPC, Tom has recently been appointed.

Discussion scheduling future public hearings

For the June 16th meeting, the Board decided to schedule the continued hearing on 0 Richardson Rd. (from Feb. 11th) and the Battery Storage System at the 885 Fisher Rd. solar array continued from the 5/23 meeting, and the Game On Special Permit.

Other pending hearings continued from 3/10 are:

- Site Plan Review - Self-Storage Facility, 34 Kimball Pl.
- Special Permit - 223 Lunenburg St. - Retail sales of Adult-Use Cannabis
- Special Permit - 226 Westminster St. - Retail sales of Adult-Use Cannabis
- Special Permit - 50 Whalon St. - Retail sales of Adult-Use Cannabis

Also, several new applications have been submitted:

The Board will decide what to schedule over the next few months. The applicants continued from 3/10/20 will be asked to submit any additional information requested by the next meeting.

Board agreed that next meeting date would be Tuesday, June 16th @ 6:00 p.m.

MINUTES

Minutes of the March 10 meeting reviewed.

Motion made & seconded to approve the 3/10/2020 minutes with several corrections. Vote in favor.

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned: 8:32 p.m.

Next meeting: Tuesday, June 16, 2020