



CITY OF FITCHBURG

Planning Department

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MINUTES BOARD OF APPEALS July 27, 2015

Members Present: Kari Myrland, Kelsey Henriquez, Dan Crowley, Craig Stevenson
Others Present: Susan Badtke – Community Planner,
Debbie Hatfield - representing applicant, Promega Corporation

1. **Call to Order** – Chair Kari Myrland called the meeting to order at 5:00 p.m.
2. **Roll call** – Roll call indicated those present being members listed above and a quorum was established.
3. **Approval of minutes of June 24, 2014**

Motion by Crowley, second by Myrland, to approve the minutes of June 24, 2014 was carried unanimously.

4. **Public hearing and consideration of variance request, VR-2070-15, by Daniel Motl, agent for Promega Corporation, to exceed the allowed 30 foot commercial drive width at 5445 E Cheryl Pkwy, Lot 1 CSM 09025.**

Chair Myrland opened the public hearing.

Debbie Hatfield, 119 S Main Street, representing Promega, spoke in support of the request and was available to answer questions. She explained Promega's request noting that they are looking to rebuild the eastern part of the parking lot by the loading dock and replace the existing driveway in its current configuration. She stated that the existing driveway exceeds the allowable driveway width. The existing driveway is 28' at the right-of-way and 72' at the street; the replacement driveway would be identical widths. She stated that they ran the auto turn program and the existing widths are needed for truck turning movement to avoid trucks jumping the curb. Additionally, Hatfield noted that they will not be redoing the back of the parking lot, all work will be at the north end of the building near E Cheryl Pkwy.

Dan Crowley questioned whether trucks have an issue going out or more when they are coming in to the site. Hatfield responded that the issue is with trucks entering the site as trucks are having to jump the curb. She also noted that the applicant has agreed to install colored concrete on the extra winged areas as requested by public works.

Chair Myrland closed the public hearing.

Community Planner Susan Badtke provided the staff memo noting that Promega was looking to replace their driveway in its existing configuration, which does not meet the City's driveway standards. Public Works had reviewed the request and was agreeable to the variance for a wider approach due to the turning templates showing the need for the additional width as well as that the applicant is agreeable to providing colored concrete within the driveway approach, in the areas that exceed the standard driveway curb opening. The colored concrete would provide a visual cue to guide motorists who don't need the

additional width to enter/exit within the narrower opening. Staff recommended approval with conditions.

Henriquez commented that it seems like a pretty simple request where they are looking to replace what they have today.

Motion by Crowley, second by Stevenson, to approve variance request VR-2070-15 due to the unnecessary hardship or practical difficulty that exists within the code by limiting truck turning movements, that there is a unique property limitation that present a safety issue and that there is no harm to the public interest as the increased width will allow trucks to make a clean turn into the site.

Motion was carried unanimously with all members attending voting aye.

5. Such other matters as may come before the Commission

None.

6. Adjournment

Motion by Stevens, second by Crowley, to adjourn at 5:13 p.m., was carried unanimously.

Submitted by,

Susan Badtke, Community Planner

Approved December 14, 2015