

Present: Christopher Morely, Peter Abair, Martin Long, Jody Kablack (Director of Planning and Development) and Jim Kupfer (Assistant Town Planner)

Absent: Chairman Craig Lizotte

At 7:33 p.m., Vice-Chairman Abair called the meeting to order.

**Public Hearing: Definitive Subdivision and Stormwater Management Permit –
26 Goodman’s Hill Road - Assessor’s Map #K11-0052**

Present: Applicant’s civil engineer Ian Rubin

At 7:33 p.m., Vice-Chairman Abair opened the Public Hearing regarding an application submitted by Robert McGinty and Rick Curtin, Applicants, and Irwin L. Jungreis and Mary Y. Chin, Owners, to construct one (1) new single family dwelling at 26 Goodman’s Hill Road (Assessor’s Map K11, Lot 0052, also known as Lot 2A Borden Hill Lane), which will involve the disturbance of approximately 20,000 sq. ft. of land area on slopes ranging from 10% to 20%, and he read aloud the Public Hearing Notice. The Board was previously in receipt of copies of the application and accompanying “Project Report for Lot 2A Borden Hill Lane, Sudbury, MA,” dated June 19, 2014, the Erosion and Sediment Control Plan, the Drainage Sketch of Existing Conditions, the Drainage Sketch for Proposed Conditions, and a letter from Sudbury Stormwater Management Peer Reviewer John Boardman dated July 16, 2014. In addition, copies of a letter from Mr. Boardman dated July 18, 2014, a letter from the applicant’s engineer Ian Rubin dated July 21, 2014 with accompanying revised plans, and a draft Decision Stormwater Management Permit 26 Goodman’s Hill Road (Lot 2A Borden Hill Lane), Sudbury, MA dated July 23, 2014 were distributed tonight.

The applicant’s engineer Ian Rubin displayed an exhibit of the Site Plan, and he summarized the project. Mr. Rubin stated a small area within an approximate seven-acre parcel is proposed to be developed, which is not within the 100’ buffer zone. He noted a driveway is proposed which will tie into a common driveway for two lots. Mr. Rubin briefly reviewed the stormwater management plans, noting the proposed runoff will not increase the volume or peak flow for the site compared to existing conditions. He referenced the comments provided by Stormwater Management Peer Reviewer John Boardman, stating he believes all items have been addressed.

Mr. Morely asked for clarification regarding the modeling of soil classes A and C, which Mr. Rubin provided.

Sudbury Stormwater Management Peer Reviewer John Boardman stated the applicant has addressed the soil questions. Mr. Boardman stated the calculation details have been clarified, and he is comfortable with the plans presented.

Ms. Kablack asked if the existing foundation is above or below grade. Mr. Rubin stated he believes it is above grade. Ms. Kablack further noted that item #5 on page 2 of Mr. Boardman’s July 18, 2014 letter has now been addressed. She also stated a draft Decision has been prepared, at the applicant’s request.

Vice-Chairman Abair asked for clarification regarding the property line area and the proposed swale, which Mr. Rubin provided.

Mr. Long asked if the proposed plan will decrease the runoff compared to existing conditions. Mr. Boardman explained there would be a negligible difference.

Mr. Morely asked if the driveway water is being directed into a French drain. Mr. Rubin stated the revised plan shows it going into a sediment forebay.

Ms. Kablack stated the draft Decision seems complete, and it was circulated to the applicant. She referenced the conditions noted on page three, stating construction monitoring by Hancock Associates will be required.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the “Decision Stormwater Management Permit 26 Goodman’s Hill Road (Lot 2A Borden Hill Lane), Sudbury, MA” dated July 23, 2014, for the application submitted by Robert McGinty and Rick Curtin, Applicants, and Irwin L. Jungreis and Mary Y. Chin, Owners, to construct one (1) new single family dwelling at 26 Goodman’s Hill Road (Assessor’s Map K11, Lot 0052, also known as Lot 2A Borden Hill Lane), which will involve the disturbance of approximately 20,000 sq. ft. of land area on slopes ranging from 10% to 20%.

On motion duly made and seconded, it was further unanimously:

VOTED: To close the Public Hearing regarding the Stormwater Management Permit application submitted by submitted by Robert McGinty and Rick Curtin, Applicants, and Irwin L. Jungreis and Mary Y. Chin, Owners.

**Stormwater Management Permit Violation – Maynard Road, Lots E & F –
Assessor’s Map #E06-0304 and 0305 – Discussion Restoration Plan**

Present: Applicant’s Attorney George Connors, applicant’s engineer Desheng Wang and Sudbury Stormwater Management Peer Reviewer John Boardman

At 7:50 p.m., Vice-Chairman Abair opened the discussion regarding the Stormwater Management Permit restoration plan regarding Lots E & F, Maynard Road (Assessor’s Map E06, Parcels 0304 & 0305). The Board was previously in receipt of copies of a letter from Sudbury’s Stormwater Management Peer Reviewer John Boardman dated July 17, 2014, the Slope Stabilization Plan prepared by Creative Land & Water Engineering, LLC and a letter of response from Creative Land & Water Engineering, LLC engineer Desheng Wang dated July 10, 2014. In addition, copies of a letter from Creative Land & Water Engineering, LLC engineer Desheng Wang dated July 23, 2014 were distributed tonight.

The applicant’s attorney George Connors displayed an exhibit of the site. He explained there were previous construction defects at primarily the top of the slope where material was not adequately compacted. Thus, the material on the hill experienced some land sliding last winter. Mr. Connors stated there is now vegetative growth in this area which is performing as it should. He stated revised

calculations will be provided to Sudbury Stormwater Management Peer Reviewer John Boardman tomorrow.

Ms. Kablack stated new material was received today from the applicant, which she and Mr. Boardman have not had adequate time to review.

The applicant's engineer Desheng Wang stated he was contacted in April 2014 to help with a stabilization plan. He stated he successfully worked on a similar property in Ayer a few years ago, which has remained stabilized, and he offered to provide the Board photos of this site by email at a later date. Mr. Wang stated the major issue he addressed was the drainage, and he explained what the previous problem was and why it occurred. He explained his revisions to the plan to facilitate groundwater flow, including the installation of a rip rap swale at the top of the hill.

Vice-Chairman Abair stated two new pieces of correspondence were received today, and the Board will need more time to review their content.

Mr. Connors suggested a scheduled site visit could be helpful with Mr. Boardman, Ms. Kablack and DPW Director Bill Place in the next week or so.

Mr. Long stated the site visit would likely be beneficial. He also stated this plan is more thoughtful than what was originally proposed, and it would have been better if this plan had initially been submitted. Vice-Chairman Abair and Mr. Connors concurred, stating the timing was initially wrong, and now more components are being directly addressed.

Mr. Long stated he drove by the site recently, and it appears to be well vegetated at this time.

Mr. Morely reminded the applicant of their responsibility to clear the catch basins in Maynard Road before connecting the new drain.

Mr. Boardman referenced the various slope surface treatments noted on the plan. He strongly recommended that more specific details be provided for the preferred treatment(s). He also recommended confirmation be required that Mr. Wang remains involved on site overseeing the project.

Ms. Kablack asked if the erosion control plan could be put on the plan presented tonight, as now there are 2 plans for the site. Mr. Wang stated he could incorporate this request.

Mr. Boardman emphasized it is key that the stabilization work be done before bad weather conditions arrive.

In response to a question from Mr. Boardman, Mr. Connors confirmed the intention is to re-grade the entire slope.

Ms. Kablack stated she will check as to whether a Public Hearing needs to be scheduled to approve the new restoration plan.

The consensus of the Board was that this agenda item should be placed on the August meeting agenda for further review.

82 Maynard Road – Accept Replacement Bond/Release Cash Bond/Endorse Land Court Plan

Ms. Kablack stated there is a request to replace the cash performance bond with a surety bond in the amount of \$53,391.01. There is no reduction in the principal amount.

On motion duly made and seconded, it was unanimously

VOTED: To accept the replacement surety bond of \$53,391.01 for work at 82 Maynard Road and to release the cash bond held.

Ms. Kablack presented a Mylar Land Court Plan to the Board, which she briefly reviewed as necessary since the land is registered.

On motion duly made and seconded, it was also unanimously

VOTED: To endorse the Land Court Plan for 82 Maynard Road.

Minuteman Advisory Group on Interlocal Coordination (MAGIC) - Appointment

Ms. Kablack explained the Metropolitan Area Planning Council (MAPC) allows for towns to have a representative designated by the Board of Selectman and a second representative designated by the Planning Board to the Minuteman Advisory Group on Interlocal Coordination (MAGIC) Committee.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Planning Board appointment of Assistant Planner Jim Kupfer to the MAPC's Minuteman Advisory Group on Interlocal Coordination (MAGIC) for a one-year term ending July 1, 2015.

Board Appointment – Ponds and Waterways Committee

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Anne Slugg, 14 King Philip Road, to the Ponds and Waterways Committee for a two-year term.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the meeting minutes of June 18, 2014, subject to adding Assistant Planner Jim Kupfer as being present at the meeting on Page 1.

SG Tall Pine, LLC and Dudley Brook Preserve Senior Residential Community Condominium Association, Inc.

Copies of a letter from Department of Public Works Town Engineer I. William Place dated July 9, 2014, estimating the cost to complete work for Dudley Brook Preserve Senior Residential Community Condominium Association, Inc., located at 40 Tall Pine Drive, were distributed tonight.

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount at \$137,017.98 for Dudley Brook Preserve Senior Residential Community Condominium Association, Inc., located at 40 Tall Pine Drive, and to accept the cash bond received.

Upcoming Meeting Schedule

Ms. Kablack stated the next meeting will be held on August 13, 2014 at 7:30 p.m.

Ms. Kablack provided a preview of possible agenda items.

The meeting was adjourned by Vice-Chairman Abair at 8:44 p.m.