

Board members in Attendance constituted a Quorum:

Chris Morley, William Keller, Carmine Gentile, Marianne D'Angelo

William Cossart- Associate Member, Jody Kablack-Town Planner

Meeting called to order by Chairmen Keller at 7:40 PM Chairmen Keller delayed First Agenda item to wait for Member Lisa Eggleston. Lisa Eggleston Arrived at 7:42

Approval of Minutes

Motion to Approve Meeting Minutes for May 3, May 17, May 31,2000

June 14, and June 26 Executive Session-C. Gentile

Seconded- M. D'Angelo

No Discussion

Unanimous

Continuation of Hearing on Willis Hill II

Chairman Keller updated the board on the additions to the file. Since June 28 there has been an Agreement for Filing Decision Extension filed to extend the deadline to Sept. 10, 2000. July 27 letter from abutters Todd and Susan Richman.

Town Planner listed the items still missing that were requested at the June 28 meeting. There is no feedback or plan for the 9.2% grade plan. There is no revised agreement from the abutters regarding the regrading of their driveways due to the grade change on Kendra.

Chairmen Keller addressed Mr. Quirk to get an update on the issues raised. Mr. Quirk related that they have had one hearing with the Conservation Commission and Dr. Carr is representing them before ConCom. He is currently revising the plan to reflect new flagging done on the wetland areas in the proposed subdivision. The next Conservation Commission meeting is August 7, 2000. Revised agreements with Kendra Drive abutters have been discussed but until the plan is final there will be no revised agreement written up since the information in the plan-specifically the elevation of the road is crucial. The rest of the missing items should be complete in two weeks.

Chairman Keller requested that Mr. Quirk respond/address the issues raised in the July 27 letter from the Richmans. The Board is looking for Mr. Quirk to help with the understanding of the issues.

Todd Richman was in attendance and would be glad to explain any concerns raised in the letter.

C. Gentile- Fences are not allowed in subdivision? (Covenants say that fences need to be of a natural material. Mr. Richman was told by his lawyer that this meant a vegetative barrier. Mr. Richman would like the board to get clarification on what this means since the safety and aesthetics of the neighborhood will be affected by the new subdivision specifically some of the required drainage structures.)

Mr. Quirk clarified that all fences have to be approved through the Willis Hill Trust through the project manager. No chain link fences are allowed but other types have been approved.

Chairman Keller thanked Mr. Richman for bringing the issues raised in the letter to light and they will be considered along with all input when the Board deliberates their decision.

J. Kablack-There is once more a timing issue -the Sept. 10 deadline for a board decision. The Board will meet again on August 16 and will need time to review and digest the additional information needed from Mr. Quirk. So the Board will determine on the 16th if a further extension is needed. (Mr. Quirk agreed to extend if needed.)

Motion to Continue the Public Hearing on Willis Hill II to August 16 at 8:15 PM- L. Eggleston
Seconded-C. Gentile No Discussion Unanimous

Willis Hill Subdivision Completion

Chairmen Keller addressed the developer regarding the June 15 letter and asked for an update.

Mr. Quirk gave the update.

Lots E & F on Maynard have bales of hay to prevent run-off during the construction phase. They are working as planned.

About 2/3's of the french drain on Widow's Rites Rd is in but the last 100' has been delayed due to rain.

Several trees have died due to contaminated dirt. They will be replaced after new fill has been brought in. Bounds and As Builts are being done by T. DiPersio; Mr. Quirk cannot control the completion timetable.

Remove of berm at entrance to subdivision will be done when weather permits.

Town Planner reiterated that the paving of the whole road system in the subdivision is substandard. Town Planner and Town Engineer walked the entire subdivision on May 31st with the Victor Paving. Driveways and intersections do not have smooth transitions. Pavement is scratched and an additional layer of paving material is needed. Additionally the trees at the top of Wyman Drive need to be planted every 40 feet not every 50 feet.

Mr. Quirk- the bid for the work has just come in today. I am having another engineer look at it. I will fix the scratches and berms but I am not sure how the driveway situation can be fixed. The bid is in excess of \$60,000. It is from the firm that did the original paving. There is some "unraveling" as some intersections and this is due to the utilities. The berm at the entrance was a stop gap measure and will be removed since the drainage fixture on lot D is now handling that runoff. An issue beyond my control is the fact that there is no crown on Maynard Road. A new contractor with an engineer on staff will be on site the first of next week. A copy of the new bid will be sent to the board.

Chairman Keller reiterated that the Board expects an update on August 16. This work was to have been completed by July 15. Town Planner reminded the Board that time is an issues since this paving must be done before the winter weather becomes an issue.

Woodside (Dutton Road)-Endorse Plan

Town Planner updated the board that the plan was ready for endorsement. The builder had requested that the buffer on the plan be changed from 30' to 15'. The builder had agreed to 30' but after reviewing the situation on lots 1 & 3 it would be difficult to build houses and septic on those lots without encroaching on the 30' buffer. Town Planner said that the board could consider additional screen language to address this issue.

L. Eggleston related that screening is a sensitive issue in the infill subdivisions. A butter will be affected by the change. C. Morley related that though it may be more expensive to build on those lots with the 30' buffer due to the fact that there were houses/septic systems there in the past; it is not impossible. L. Eggleston stated that this was discussed at the Public Hearing and abutters should have notice if this is changed on the plan. M. D'Angelo stated that she would need to see some stronger reasoning from the developer before agreeing to this change.

Town Planner said that she would respond to the request by giving the developer the choice of either staying with the 30' buffer or applying for a modification which would then mean notice to the abutters. The Board did not endorse the plan.

Other Business

Town Planner update the Board on the following issues:

- MAPC Buildout plan will be done in the next 90 days. Commercial properties will be done first. It will be based on current septic standards Intern has been working on commercial data. L. Eggleston related that this same data will be of value to the consultants the town has hired to work on the Sewer feasibility project.
- Town Planner has applied for a grant from the Downtown Initiatives Program at DHCD. The grant will be for a technical site visit. This is for the Economic Development Committee.
- Zoning Bylaw revision group is meeting weekly now. Still a lot of issues but progress is being made. Town Planner will provide updates to the Board. Also keep in mind that how this is presented to the public is crucial.
- Conservation Commission has closed the Public Hearing on Frost Farm. They will issue an Order of Conditions within 21 days. There is also an appeal period.

Run Brook IV subdivision-Update

Run Brook IV subdivision update on the gate- Mr. Cutting wants to repair what is there. Since the opening can be changed to 18' a new gate will be needed. Town Engineer favors the Farmer's Gate.

L. Eggleston-Suggest making the developer pay for the gate and the neighbors can pay for any additional decorative elements. What is the cost of the metal gate vs. the gate the neighbors requested?

Metal gate is about \$5000, Farmer Gate is \$3000, the gate the neighbors requested is \$4000+/-.

The Board decided that they would agree to the design that the neighbors favored. A new proposal is needed that is for an 18' gate with wheels that swings open and a metal bar in the ground to support is in the center when closed. Town Planner will get new estimate for Board to review.

Ledgewood II Subdivision Discussion

Chairman Keller introduced the issues and talked about procedure. This is not a public hearing but the board is seeking public comment on this subdivision.

Town Planner updated the Board on the history of the subdivision. The subdivision was originally approved in 1986. It was the subject of litigation and the litigation ended in 1993. A revised covenant was approved in 1994 which required construction to be complete in 1996. Building did not begin until 1996. There was an extension granted that required completion of subdivision by October 1998. In 2000 it was determined that all the utilities would have to be replaced. There is an existing subdivision that is affected and there are abutters on North Road and Mary Catherine Lane. The Project has had a site visit recently and the roads and utilities are all in. There is a lot of blasted rock, debris and trash on the site

Robert Dionisi representing Richard Campana – owner/developer.

Things had been moving along in 1999 until it was determined that the water line depth was an issue. At that point the area needed to be retrenched through ledge which is a time consuming and costly process. Then it was discovered that the utilities all needed to be redone. These are still being re-installed. There has been a money crunch with this project due to the problems and litigation. It has been inconvenient for all-builder/developer and neighbors. A request for an extension has been submitted.

Mr. Storer who is the contractor on the site updated the board on the progress of reinstallation of the utilities. Mr. Storer has been on the job since February 2000. Still a substantial amount of work on the water line needs to be done. It requires a special machine and one should be available in a week. Boston Edison will be able to review the reinstallation and hook up the wires in the next 6-8 weeks.

Chairman Keller-typically the Bard does not request a time table for actual building but this project has been so lengthy that a realistic construction schedule is needed. The North Road entrance is a mess and it is in the backyards of the abutters. At this time input from the public is requested. Please be brief and identify yourself for the record.

Ann Miller, Mary Catherine Lane- There are three gas grills, two abandoned cars garbage, wires and pipes on the site. It is a safety hazard.. The neighbors would like to see it cleaned up and made safe. No one appears to even be working there.

R. Schless, Mary Catherine Lane-A child fell off a ledge there last year and had a concussion. There are pipes that protrude from the ground that would have made that injury life threatening. Site managers in the past have said that a fence would be put up.

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Christine Starr, Mary Catherine Lane- It was my child injured and there is nothing that keeps a child from going onto the site. The plastic fencing is inadequate and there are holes in it.

Mike Cannistraro, North Road- My house is to the right of the entrance. My yard is being trashed and debris from the site is on my property. I have talked to Mr. Campana over the last three years about this but nothing is being done. Property lines are being ignored and there has been run-off and flooding in the past since the site is not complete. Retention basin is unsightly and a hazard. It is not right that the neighbors should have to put up with this for this long of a time. The Town needs to support the neighbors. There is little to no activity on the site.

John O' Connor, North Road-A completed development would be good for all. The retention basin situation needs to be revisited. It was supposed to be loamed, seeded and a vegetative barrier around it. None of that has happened. It is a strip of dirt with rocks and a concrete pipe at the end.

C. Morley-How much time has been spent on the site in the last few weeks? (J. Storer - For the last three weeks no one has been at the site. In February I began working daily and was there every day until three weeks ago. The area has become a dumping ground for grass clippings and brush.)

L. Eggleston- The drainage structure was supposed to be designed as a vegetative retention basin. It was designed to be left open during construction-normally a short period of time.

- Have the drainage structures been inspected (Mr. Storer has inspected them).
- Are there any As Built Plans (none have been found)
- The stock pile rubble and boulders; what will happen to this? (It will be used as fill plus additional fill will be needed)
- Is there a time line for grading (No)

Town Planner suggested that a full schedule need to be developed and presented to the board.

Mr. Schless asked that the town be extra vigilant in the inspection process so that there would be no repeats of the short cuts of the past. (Town Engineer will check crew logs and the board has the option of requiring survey shots to safeguard the process)

Chairman Keller stated that the Town Planner would like to see a list of what can be accomplished between now and when the winter weather sets in (usually December). This list is to be presented at the August 16 meeting. In the meantime it would be in the best interest of the developer to address as many issues that were raised by the neighbors prior to that meeting. Specifically deal with the entrance issues, the trash, the unregistered vehicles, the pipes and the tree limbs/brush etc.

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Procedural Question-The last extension has expired-what are the options?
Grant another extension or take the developers bond and use it towards completion of the work.

The town is entitled to an answer about the intention of the developer. What is there no hurry to complete this? (Mr. Dionisi-Mr. Campana has owned this land for 40 years. Not sure that we can answer that this at this time. He has every intention to complete the project. He has tried to answer any questions put forth.)

C. Gentile-How much is the bond? (Bond is a \$190,000 Performance Bond)

J. Kablack- Without a construction schedule no extension can be given. The project has actually lost ground in the last year. The Board does have the option of taking the bond and completing the needed work. (Mr. Dionisi-if that happens the completion of homes would be set back at least 18 months.)

The Board is looking for progress to be made before the next meeting. The neighbors want to get their front yards back. The abutters will be notified if the schedule is submitted in time for the August 16 meeting. It will be the first issue on the schedule at 7:30 PM

Next Planning Board meeting is August 16, 2000 at Town Hall

Meeting adjourned 10:15 PM