

**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

**Ledgewood II-Discussion of Construction Schedule**

Mr. Robert Dionisi presented for the Developer Richard Campana.

Recap of August 2 meeting with Planning Board. In the last two weeks have attempted to address abutters' and Town Planner's concerns. A projection of the work and when it would be done is in letter presented to the Board this evening by Mr. Jonathon Storr.

J. Storr, Contractor- Entrance at North Road has been cleaned up. Hoe Ram is on site and currently the ledge is being worked on for the water main. Have met with paving contractors and currently awaiting bids. Formal Construction Schedule will be dependent on the contractor chosen. All those bidding have a three to four week delay before they can start.

R. Dionisi-Abutters' concerns centered on safety and the appearance of the site. Town Planner and Town Engineer were on site today and have seen the clean-up that has been done. They have suggested other measures and developer will follow up.

Mr. Richard Campana, Owner/Developer-

- PVC pipes will be removed, dumpster was delivered today. Excess pipes in good condition will be moved off site or if they are to be used in the construction they will be secured behind a fence near office. Shrubs will screen the enclosure.
- The two vehicles have been moved to another part of the site near the end of Fox Hill Road. One will be registered for used on the site.
- Fencing will be installed on both entrances to the site about 45-50 feet back from current fencing.
- Boulders will be broken down and the sidewalk areas will be prepared at entrances into subdivision.
- First house has been started.
- North Road abutters have been consulted with and concerns addressed. Damaged areas to their properties will be loamed and seeded.
- The area will be secured for liability reasons and the time frame for the fencing is four to five weeks.
- All roads will be redone.

R. Schless, Mary Catherine Lane- Time line for houses has not been presented (R. Dionisi-construction of the homes is dependent on many factors and it is not known at this time. Periodic updates to the board are appropriate even on a monthly basis) The industrial fence will detract from my home's value. How temporary is it? When will the cul-de-sac be finished?

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Chairman Keller- Progress has been made and a periodic update will be required by this board. (J. Kablack- a brief update at the September 6 meeting will be asked of developer.)

*Note: Board Member Lisa Eggleston Arrived at 8:00*

R. Schless, Mary Catherine Lane- Mary Catherine end of development has not been addressed. Piles of dirt, trails used for dirt bikes and the general appearance is a problem. (R. Campana-the trails are not open to the public, there are no trespassing signs. A certain neighbor is still dumping lawn debris on site.)

Question from neighbor on Mary Catherine- is the eventual completion of the subdivision open ended?

(Chairman Keller- Completion of subdivision and completion of homes are two different things. At this time no formal extension has been granted. The goal of the town is to work with the developer to get the subdivision complete as soon as possible. The Board is committed to keeping abreast of the progress and make sure there is follow through. There will be an update at 7:15 pm on September 6.

**Public Hearing on Omnipoint Wireless Facility Water Resource Protection District Special Permit**

**Public Hearing began at 8:10 PM**

Chairman Keller read the Public Notice. The Documents to file were summarized including an August 8 memo from the Town Planner to the Board with questions/issues of note on the plan.

Peter Cook from Omnipoint and Cathy Spring from Edwards and Kelsey presented for the Applicant.

Peter Cook- Process began last December. The Applicant has met with the Selectmen, the Conservation Commission and the Zoning Board. The scope of the project is to replace an existing 70' light Pole with a 100' antenna pole. There will be two spots on the tower for communication equipment. Omnipoint will have the top spot. The antenna itself will be inside the pole. Cathy Spring will present the specifics on the Special Permit application.

Cathy Spring- due to the small size of the project (48 square feet) vs. the size of the site (41 acres) waivers are being asked for many of the required calculations. Ms. Spring then addressed the Town Planner's August 8 letter.

Affidavit of intent was presented- it was left out of the packet in error.

Survey Plan revisions have been done and are here tonight

All Power and Telephone lines will be underground.

The Power/Telco Pedestal is the antenna itself. There is future capacity in the tower but the adjacent pad and box is for Omnipoint only.

This is not a switching station.

No excavation will be necessary for the stilling station. It is a temporary basin for the duration of construction. It is only 18" high.

There will be \$1500 income per month for the Town from this station.

Motion to Close the Public Hearing on Ominipoint Wireless Facility Resource Protection District Special Permit. Town Planner to draft a decision for the September 6, 2000 Meeting.-L Eggleston.

Seconded –C. Morley

No Discussion

Unanimous

**Public Hearing ended at 8:25 PM**

**Continuation of Hearing on Willis Hill II**

**Public Hearing began at 8:30 PM**

Mr. Tom DiPersio presented for the Applicant Mr. Robert Quirk.

To recap the area in question is the intersection of Kendra Drive and Cudworth and the subsequent grade change onto Kendra Drive. Original plan had an 8% grade that required a Board waiver. Town Planner and Town Engineer have discussed a 9-10% grade with Applicant. The revised plan shows a leveling area at Cudworth and Kendra with a 3% grade (2% maximum is regulation). It then changes to a 9.75% grade for 100 feet +/- (6% maximum is regulation). At that point there is an additional 1% drop for most of Kendra then a 1% rise to meet Willis Road.

The two driveways that are nearest to Cudworth on Kendra can be addressed through the presented plan that allows for minimal regrading outside the right of way. One driveway would need approximately 6" of fill. The other would be re-sited slightly to minimize the impact of the grade change. No wetlands would be impacted.

L. Eggleston- Need to put berms at end of drives to stop flow of water from Kendra onto the property and direct it to catch basins on Kendra.

Abutters have not seen the plan. There is less impact then what was originally presented and should not be a problem. Landscaping will be addressed as part of the new agreement with abutters.

Town Engineer feels the 9.75% grade is not an issue as there is an alternative outlet to the subdivision.

Site distance at this intersection is not an issue. Site distance at the intersection of Kendra and Willis will need to be checked. Site easements should be considered so that nothing gets planted that impedes visibility.

Chairman Keller brought up the new communication from the Conservation Commission. The lots adjacent to this subdivision have had public hearings. There is a wildlife corridor to the west, a mitigated wetland area to the east and several spots of mitigated wetlands abutting Lot WR9.

Mr. Quirk related that the re-flagging had been done. Dr. Carr is working on these issues and he was unsure when he was scheduled next with Conservation Commission. The Conservation Commission has discussed Lot WR9 on various site visits and the developer feels that there will be something worked out soon.

J. Kablack-There is once more a timing issue -the Sept. 10 deadline for a board decision. The Board should continue the hearing to September 6. The Developer should be prepared with the revised agreements with the owners of the driveways at Kendra and Cudworth. Specifics from the Conservation Commission regarding Lot WR9 are also needed. The Board would like to draft a decision for the September 20 meeting but can only do that if the Conservation Commission has concluded that Lot WR9 is a possibility.

Motion to Continue the Public Hearing on Willis Hill II to September 6 at 9:00 PM- L. Eggleston

Seconded-W. Cossart

No Discussion

Unanimous

### **Willis Hill Subdivision Completion**

Chairmen Keller addressed the developer regarding the May 31,2000 punchlist and asked for an update.

Mr. Quirk gave the update.

The bid for the work from Victor Paving was shared with the Board. (C. Morley noted it was dated July 5 with a thirty day time frame-the developer assured the Board that the quote was still relevant) Another engineer that was brought in from by one of the investors has looked at it. There will be another bid using pricing based on infrared patching. It will be available in the next two weeks.

Chairman Keller told the Developer that the Board was considering taking the bond and have the town do the work necessary.

Mr. Quirk replied that the weather was holding him up, with 9.5" inches of rain in two months. He also stated that he and his investors felt that 1" of additional pavement was very expensive.

Town Planner reiterated that the paving of the whole road system in the subdivision is substandard. Town Planner walked the entire subdivision and no progress has been made. She cautioned the board that time is a big issue regarding the paving.

L. Eggleston noted that some of the items that were not weather sensitive were still undone from May 31.

Chairman Keller called for more discussion. The Board discussed the timing impact should the Town be forced to take the project on . It was determined that more information was needed from the Town Engineer on what would have to be put out to bid and how long the process would take. The Bond is at \$103,000 and that is not enough to cover all the work needed. A special meeting on just this issue will take place on August 21 at 7:00 PM at Town Hall to discuss any progress and the input from the Town Engineer. [NOTE: the Aug. 21<sup>st</sup> meeting was not held]

Chairman Keller reiterated that the Board expects an update on August 21. This is also sufficient notice to his investors that this action is imminent. This work was to have been completed by July 15. It will be Mr. Quirk's responsibility to give strong reasons why his bond should be taken and the Town complete the work.

**Chairman Keller called for a short recess. Board resumed regular business at 9:45 PM**

**Woodside (Dutton Road)-Endorse Plan**

Town Planner updated the board that the plan was ready for endorsement. The builder will maintain the 30'buffer as per the plan. The Board endorsed the plan.

**Update on Zoning Bylaw Revision Process**

The Town Planner gave a short update to the Board of the progress on the Zoning Bylaw Revision Process. The next meeting is on August 22.

**Next Planning Board meeting is September 6, 2000 at Town Hall at 7:15**

**Meeting adjourned 10:10 PM**