

PRESENT: B. Keller (Chairman), C. Gentile, M. D'Angelo, C. Morely, J. Kablack, L. Eggleston,
M. Hunter (Associate) arrived 8 p.m.

Mr. Keller called the meeting to order at 7:40 p.m.

HAWES FARM

Mr. Bruce Ey, engineer, described the project.

Proposed road location is the only good location due to sight distance and the ability to keep the existing house. Extensive soil testing has been done. There is no drainage in Dudley Road, except swale along Green Company property across the street. The full building plan proposes a large infiltration area at the front of the property, which will store the increased volume of runoff between pre and post development. Overflow would surge from manhole and sheet flow across the street. Mr. Ey noted they couldn't meet the requirement to be 360' from Tippling Rock Road without demolishing the house. Request waiver of construction standards to 18' wide paved road.

Mr. Ey addressed items in Bill Place's memo.

In order to achieve 300' sight distance to the south, a 10' wide sight easement will be necessary. Several locations on site would be good for trail location; possibly up common driveway to Levin property.

Lot 2: The house is approximately 170' from Dudley Road, with septic behind it. Perc rates in infiltration area are greater than 30 minutes per inch.

Ms. Eggleston said the board needs to see a plan in full compliance before the board agrees to 4 lots.

Ms. Kablack suggested Mr. Ey come back in January with sketch plan, after discussing with Bill Place.

WILLIS HILL MODIFICATION – PUBLIC HEARING

Mr. Gerry Cournoyer, representing Mr. Bob Quirk, indicated that his client may prefer to withdraw the modification plan due to apparent obstacles identified by the Town.

Ms. Kablack pointed out their plan was submitted 14 years ago and the board has a responsibility to hold them to higher standards than what was required at that time. The board is very willing to work with Mr. Cournoyer and his client.

Mr. DiPersio said he attended several meetings with Ms. Kablack and Mr. Place. He stated it would be almost impossible to design drainage in full compliance with the regulations, especially given the soil conditions.

Ms. Kablack responded the issue had been that no drainage system was proposed whatsoever.

Mr. Keller encouraged the engineer to explore solutions with Bill Place.

Mr. Morely stated any alternatives should include other abutting lots under the ownership of Mr. Quirk.

Ms. Eggleston said the board does not expect full compliance, but does need some mitigation.

Mr. Cournoyer suggested the discussion be continued at a later meeting.
The board agreed.

On motion duly made and seconded, it was unanimously:

VOTED: To continue Willis Hill Modification (Livermore Circle Plan) on January 10, 2001 at
8 p.m.

BALDWIN ESTATES

The Board reviewed the draft decision and made several minor revisions.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Baldwin Estates Definitive Subdivision as amended.

The Town Planner will revise the draft decision with the Board's changes and file it with the Town Clerk.

2001 TOWN MEETING ARTICLES

Water Resource Protection District Map:

The towns of Maynard, Concord and possibly Hudson are to be included.

On motion duly made and seconded, it was unanimously:

VOTED: To submit Water Resources Protection District Map article for the 2001 Town Meeting.

Exempt Uses Article:

On motion duly made and seconded, it was unanimously:

VOTED: To submit Exempt Uses article for the 2001 Town Meeting.

Site Plan:

On motion duly made and seconded, it was unanimously:

VOTED: To submit Site Plan article.

The following meetings were scheduled all to be held at Town Hall:

Wednesday, January 10, 2001	Wednesday, February 28, 2001
Wednesday, January 24, 2001	Wednesday, March 14, 2001
Wednesday, February 7, 2001	Wednesday, March 28, 2001
Thursday, February 15, 2001	

NORTHWOOD WATER RESOURCES PROTECTION DISTRICT EXTENSION

On motion duly made and seconded, it was unanimously:

VOTED: To extend the definitive subdivision and Water Resources Special Permit for Northwoods, (142 North Road) for a period of 2 years contingent on the new owner's submittal of replacement performance bonds within 30 days of taking title of the property.

There being no further business, the meeting was adjourned at 10 p.m.