

**Planning Board Minutes
February 16, 2000**

Present: C. Gentile, Wm. Keller, Wm. Cossart, L. O'Brien, L Eggleston
J. Kablack, Town Planner
Meeting called to order by Chairman O'Brien at 7:30 PM

Public Hearing Frost Farm

Hearing opened at 7:38 PM

Motion to continue Hearing to March 1, 2000 at 7:30 PM at Fairbank Community Center-C. Gentile

Seconded --Wm. Cossart

No Discussion

Passed Unanimously

Hearing closed at 7:40 PM

Town Meeting Articles discussion

J. Kablack- All articles are done, Reports are done. Still time to make small changes in reports. Packets passed out include copies of Planning Board Articles as well as some other miscellaneous articles. This is the last chance to change any articles for the warrant.

Article to Rezone Parcel K11

Materials provided included a comparison of what uses are allowed in Industrial, Limited Industrial, and Industrial Parks.

The connotation and allowed uses of Industrial vs. Business designations were discussed. The owner is looking to garage limousines. Would that be allowed in a Business District? The contiguous areas across the street from the parcel are Industrial. The strip along Rte 20 is Business and Industrial.

Even if the zoning is changed the Conservation issues will still be the ultimate determination of what parts of the parcel are developed.

Proposal to move forward with the article but still gather more information before board takes a position.

Board Discussion:

Buffers. (There are 100-ft buffers required on Business and Industrial lots)

Current Use- This is currently a junkyard, which is not allowed in residential.

Traffic-All traffic would enter and exit opposite the abutters.

Master Plan-Rezoning is part of the Master Plan and at this time small office parks like the one proposed are the least intensive use of the land.

Board decided to continue the discussion. The article wording was changed to reflect "Business" rather than Industrial to narrow the options should the parcel be sold in the future. More discussion is needed in order to refine the board's support/position on the article.

Editorial note: Upon advice from attorney Mark Bobrowski, Planning Board kept industrial zoning in the Article instead of Business.

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Public Hearing Hawes SRC Hearing opened at 8:08 PM

L. O'Brien reviewed newest information on project.

- Email from Arthur and Deborah Haberman, Woodland Road (abutter) re: concerns including Screening, streetlights, and grading.
- Walkway estimate from William Place, DPW Director
- Design Review Board Memo from Frank Riepe re: Disparity in elevation detail between front and back of building, Cul-de-sac issue, Revised sign design
- J. Kablack memo of February 14 with 18 points/questions
- Jan. 31 Soil Depth memo

The board discussed that there will be a need to continue the hearing since the Water Resource Permit application is incomplete.

Applicant Presentation

Myron Fox, Mark Romanowicz, Jon Flood, Bruce Ey and David Caligaris.

Review first J. Kablack letter point by point.

1. Water Resource Protection District Special Permit submitted February 15, 2000.
2. The open space areas will be defined and this will be clearly presented to the Conservation Commission.
3. The proposed Irrigation well will not be viable at 100 ft since bedrock will inhibit the flow of enough water. A Thirty (30') foot well is what is proposed since this will be in gravel pack. If the well has to be 100' deep they will not dig it but will instead irrigate with town water. (L. Eggleston—Where is the well in relation to the wetlands? B. Ey-460' away. The details are in the Water Resource District Special Permit package. In addition it can be shown that the surrounding ground water and or wetlands would not be affected by a 30' well in that location. L.O'Brien-Planning Board is working with the Conservation Commission on the Irrigation Well Article and all input would be helpful. Applicant will be given a copy of the proposed article.
4. Small path to Star Market will be paved. The incline will have a long and gradual ramp rather than steps. There will be a gate at the Gravestar fence.
5. There will be sloped granite curbing at the Nobscot Road entrance.
6. The landscape plan will show existing vegetation. Specific mature trees will be shown and flagged for preservation.
7. Design Review Board has approved the revised landscape plan.
8. The screening issue has been addressed as raised in the Haberman letter with the movement of some trees to screen headlights from the downsloping road. In addition the lighting plan shows a post light with 200w incandescent bulbs that have four panels in the shade. Those shades that are towards the abutters can be frosted to further diffuse the light. The intention is to keep the grading as close as possible to its natural state so as not to complicate any water run-off, or scenic issues.
9. All structures proposed at the entrance will be installed on private property. The landscape plan will be brought into alignment with the site plan.
10. Design Review Board memo. The applicant has had numerous meetings with the Design Review Board. Modifications to the rear elevation have been made to make it

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similar to the front elevation. These modifications include adding shingles to the walls of the master bedroom sections, elimination of grills on all windows-front and back and addition of details to rear windows to make them similar to the front windows. Cul-de-sac issue has not been a problem in other similar Green Company developments. In fact the cul-de-sac locations are considered desirable and carry a premium. The landscape between the two cul-de-sacs will be kept open so that fire and emergency vehicles could traverse it any time of the year. The road has been set up so that the end of the cul-de-sac looks like another driveway. Two more hydrants will be added per board and Chief Dunne's recommendation. Post Office is addressing mail delivery configuration. The sign has been made less massive. The post detail has been modified and the sign will be shorter and wider. Up lighting of the sign will be consistent with town bylaws. The logo issue on the sign raised by the DRB is not something the Green Company agrees with. The applicant feels that they have complied with 70-85% of the recommendations of the DRB and does not want to change their logo on the sign. The board suggested that a revised drawing of the sign should be sent to the DRB.

11. Cul-de-sac issue-covered above in number 10. Guest parking will be kept perpendicular as it allows better screening. In addition the roadway will not narrow below 18 feet. Some of the turning radii will be looked at in relation to how easy it will be to maneuver moving vans in and out of the development.
12. The Green Company will let the board decide the best use of the \$26,000 that it would take to build a walkway with-in the complex.
13. Walkway easements along both Dudley and Nobscot road as long as they do not impact landscaping or grading issues. Sufficient right-of-ways are in place and Green Company will define where it's landscaping and grading issues need to be considered.
14. Informal access to the community is implied. There are no gates and the Green Company does not want to be a bad neighbor. Formal access in the form of a right of way however is not possible as it opens up the development to liability and other problems. Green Company remains involved at least until 90% of the units are sold. In addition they are usually asked to stay on longer as managers of the property. They discourage any kind of closure from other neighborhoods.
15. All construction traffic will enter and exit on Nobscot Road.
16. The breakaway gate at Highland Ave. will follow the configuration detailed in J. Kablack's letter.
17. Green Company is finalizing the septic plans for submission.
18. A signature block will be added to the plan sheets.

In addition the presentation added this information:

No Outdoor storage areas would be allowed.

Age restriction will be in the chain of title and require at least one resident to be 55 years old or older.

Marketing Plan will target Sudbury residents first. Local brokers will get packets. A detailed plan will be sent to J. Kablack. The homes will start in the low \$400,000 range.

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Review of January 31 Bill Place Memo point by point.

1. Verification of soil composition in leach pit areas will be a condition of approval.
2. Water runoff is directed to current culvert across Nobscot Road. Need an easement from the Water District.
3. Maintenance bond is a condition of approval.
4. Path will connect to Star Market
5. Each unit will have a numbered address on Springhouse Pond.
6. Applicant's engineer will check type and condition of 18" culvert under Nobscot Road.
7. Development run-off does not cross Dudley Road so no run-off affects Ralph E. Hawes property. Should Mr. Hawes develop that land in the future he will need to address any change in the runoff into the Hawes SRC catch basin at the corner of Dudley and Highland.

Comments from the Public

Arthur Haberman, Woodland Road- Consider light impact coming from both directions. Consider a walkway from Woodland Road to Weisblatt driveway. Consider a walkway from Woodland Road to Star Market to Friendly's Restaurant. This would in effect connect all of Rte. 20 from Horsepond to Loring School.

Steven Madden, Nobscot Road- With the informal nature of the access to the property, will there be a path from East side of Dudley Road? (M. Fox-there are three access points to the property, Woodland Path, Star Market Path and Nobscot Road Main entrance.

Steve Glover, Nobscot Road-Any possibility of a walkway along Nobscot Road?

Maryann Clark, Nobscot Road-Is this a gated community? (No) Any changes in drainage that would affect Well # 2 (B. Ey -Drainage has been kept as close to natural flow and Well #2 will not be affected.

L Eggleston - Motion to continue Hearing to March 1, 2000 at 9:15 PM. No notices to abutters. Seconded -C. Gentile. No Discussion. Motion Passed Unanimously

Hearing closed at 10 PM

Town Meeting Articles discussion (continued)

Wireless Tower Article

Wording in report changed as per February 9 discussion.

Research District Article

There is still an eight (8) acre minimum that makes it consistent with the bylaws.

ISD Age Qualification Article

No discussion

In-ground Irrigation Article

Part 3 B needs further discussion. It can be amended at Town meeting to make it less restrictive and still be with in the "Four Corners". Wording change to

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“...100 feet unless it is demonstrated through hydro-geologic data that there will be no draw-off/down from surrounding surface water courses or wetlands”

Site Plan Special Permit Article-Minor Site Plan

No change from February 9 discussion. Would like to bring this to the selectman.

Comprehensive Walkway Plan Article

Revise wording of report to give more detail. Committee to submit revised Report to J. Kablack.

Other articles not proposed by the Planning Board

Demolition of Historically Significant Buildings Article

This covers those buildings not in the Historic District. Planning Board submitted a report in support of the article.

Operating Budge Over-ride Article

First time in Board’s memory.

Street Acceptance List

This list is huge and will be covered in March 1 meeting. This will give enough time for Selectman’s Public Hearing on March 13.

Dissolve Traffic Management Committee

No Discussion

Extend Historic District

This will be discussed at another meeting as part of a Public Hearing.

Other Business

Acknowledgement of Mr. R. Tyler’s contribution of engineering information on the Unisys Property. Thank you letter to be written.

Motion --W. Cossart, Seconded--L. Eggleston. Passed

Brimstone Lane Development in Framingham is back on for a hearing in Framingham on March 14.

Meeting adjourned 10:45 PM