

PRESENT: Larry O'Brien (Chairman), Bill Cossart, Lisa Eggleston, Carmine Gentile, Bill Keller, Jody Kablack (Town Planner), Susan Little (Rec. Sec.)

Mr. O'Brien opened the meeting at 7:45pm at the Fairbank Community Center.

### **Hawes SRC**

Issues to be discussed:

1. Development for special permit
2. Applications
3. Water Protection

Attorney Fox, representing the Green Company went over changes from the last meeting. They included:

Changes made to the SRC Plan regarding Jody Kablack's letter dated 1/19/00

- Perimeter buffer of 80 feet instead of 65 feet at its narrowest
- Location of a building within 200 feet of Nobscot road instead of 160
- The emergency road is now up to the property line with the Harrington's property
- Green company will give the Town of Sudbury \$26,000.00 to improve sidewalks or install traffic lights wherever needed.
- The irrigation well is now part of the site plan
- The title certificate for the land will be given to Town Meeting.

Regarding Bill Place's letter of January 20, 2000 and January 29, 2000, he reports that all things have been done and Bill Place has approved this.

An addition to the application includes reducing the open space from 47.9% to 46.3%.

Bruce Ey went over Sewer and Utility improvements. They included:

- Sewer will go to a distribution center
- 8" water main in Nobscot and on Dudley Road
- moving a hydrant to the entrance of the site
- tying in to water main behind Star Market

Mark Romanowicz, Green Company representative, went over the landscape plans including types of plants to be used and where.

Larry O'Brien thanked Mrs. Hawes for her being open to the new bylaw for SRC's.

Jody Kablack recommended that a walkway from Woodland to Adams Road be included with the package.

Ursula Irons wanted to know if the houses would be built in phases and was answered that they would all be built at once. She also inquired how many parking space would be put in. There will be a 2 car garage in each home and then 30 additional spaces. Lastly, she wanted to know if street lamps were going to be installed. They answered yes.

Mr. Kreitsak, who used to work at Raytheon, spoke about the possibility of utilizing the 2 available power units like Raytheon now uses.

Russell Fraighley, a northern abutter to the SRC, is alright with the easement over the corner of his property.

Arthur Haberman, a southern abutter, has concerns regarding headlights being shown onto his property. The Green Company agreed to add extra trees and shrubs to cover the oncoming headlights.

Karen Madden is worried about the entrance creating more traffic because it is already really bad.

Paul Bisson asked when construction was to begin. He was told probably in the spring.

On motion duly made and seconded, it was unanimously:

VOTED: To continue Public Meeting until February 16<sup>th</sup> at 8:00pm.

### **Public Hearing on Frost Farm**

On motion duly made and seconded, it was unanimously:

VOTED: For the Board to hire an independent consultant to review Mr. D'Amore's report.

Dr Peter Shanahan in Acton will review the submitted data. He will have a report done by February 4, 2000.

Questions or comments from the public:

Marcia Rasmussen, the Town Planner for Concord, stated that they are still waiting for

information on groundwater, septic design, and public access.

Stephen Verrill brought up 4 concerns he had.

- The movement of more contaminants onto his property
- Storm water discharge which may run over his property
- Septic discharge area including quality and quantity of the water

Someone from the Board will speak to Bill Place regarding the drainage problem.

Joan Turner, from Concord, had concerns regarding the primary septic system for Frost Farm.

On motion duly made and seconded, it was unanimously:

VOTED: To continue Hearing until February 9, 2000.

#### **Town Meeting Articles**

Submit fill reports by February 9, 2000.

There being no further business, the meeting was adjourned at 10:30 pm.