

Board members in Attendance constituted a Quorum:
Lisa Eggleston, Carmine Gentile, William Cossart, Larry O'Brien
Jody Kablack, Town Planner

Meeting called to order by the Chairman O'Brien at 7:35 PM

Hawes Deliberation

Board discussed issues for Planning Board Decision dated 3/10/00. Issues outstanding:

1. Bonding prior to building permit of CO
2. Off-site improvement-walkway-L.Eggleston-Can we locate an area for the \$26,000 of walkway construction for Green Co. to build? W. Cossart-Give \$26K to DPW to build walkway-get estimate from Bill Place for Dudley Road walkway
3. Nobscot drainage-into wetlands or across the street to Water District land?
4. Landscaping in perimeter buffer

Incorporate into decisions for 3/29/00.

William Keller arrived 8:20 PM

Frost Farm

Continued ISD & Definitive Subdivision Public Hearings to March 29, 2000.

Subdivision plan review

R. Tyler, Deacon Lane- Plan not on file with Town Clerk. Board should reject plan until public has time to review---

Plan is 16.52 acres and similar to plan filed earlier, changes include:

- Parcel line in southwest corner near drainage area changed to avoid existing trail easement and conform to setbacks
- Lot lines around farmhouse- 44,000 sq. ft. +/- parcel to remain in town ownership.
- 200' frontage at property line.
- 50' easement (ROW) conforming to front yard setback for existing Cummings building
- Farmhouse parcel lines are parallel to roadway, 25' off centerline-Check setback of buildings.
- Town Planner to review plan for building for presentation at next meeting.
- Development still at 44 units

C. Gentile-Since parcel #3 has no frontage, Town must retain a right of access across Cummings and Frost Farm

Comments from Public

R. Tyler-Where is 200' frontage? Don't see turnaround. B. Ey-Indicated 200' at property line, no turnaround.

Planning Board Minutes

March 13, 2000

Page 2 of 3

R. Tyler-Again, I protest the way this application has been handled. No plans on file with Town Clerk

J. Fraise-Clarification on easement line.

M. Rasmussen, Concord –Why hasn't old trail easement been abandoned? B. Ey- no need, new easement will be open to the public.

R. Tyler- Does 125' setback to Cummings put ROW in wetlands? No
Will road be build on contaminated leach field? No

Discussion of water issues

Bruce Ey discussed testing results and summarized Dr. D'Amore's report that ground water divides keep all septic flow towards Sudbury. Soil test results indicate good soils to a depth of 30-ft. +/-.

L. Eggleston-would rely on Dr. Shannahan's opinion that issues are resolved. W. Cossart concurred.

B. Yelton discussed DEP letter. DEP received Dr. D'Amore's original report and this is their response, which is similar to Planning Board's reaction. They will submit additional data to DEP for review.

L. Eggleston-How long will DEP process take?-B. Yelton-DEP has 21 days to act upon RAM plan, but they can ask for more information. Have not contacted DEP yet pending Planning Board meeting.

L. Eggleston- some similar issues, some different. Water levels in brook.
Must pay attention to DEP's red flag.

Town Planner noted that Valerie Thompson is familiar with site due to her involvement with the remediation on the site. W. Keller suggested we provide V. Thompson with all the relevant information, including drainage report, along with a letter that this is a town sponsored project. Ask for her help to bring closure. L. O'Brien- let's call the DEP, send info and ask her for suggestion of the best approach for procedure.

B. Yelton-Is the Board satisfied with Dr. Shannahan's report? Yes

H. L. Havers-Glad to hear that the Planing board is moving toward closure. Many people waiting to move into the units.

M. Rasmussen-Shannahan report indicates that DEP process should alleviate concerns. Urges a meeting with the DEP soon. Will distribute hydro-geologic reports to other Concord departments. Thinks it will answer their concerns.

R.Tyler- Spoke with S. Verrill, couldn't make it to meeting tonight. Still concerned with water flow. Suggest inviting Mr. Verrill to any meetings with DEP.

Motion to continue hearing to March 29, 200 at 8:15 PM at Fairbank Senior Center
(C. Gentile left meeting at 9:55 PM)

Town Meeting 2000

Irrigation systems-Make a change in #8, insert Board of Health in place of Plumbing Inspector. Note in warrant the typo in #8.

Planning Board Minutes
March 13, 2000
Page 3 of 3

Article 19-Walkways-Larry O'Brien to present	10 minutes
Article 20. Minor Site Plan Jody Kablack to present	5 minutes
Article 21-Research District-Larry O'Brien to present	5 minutes
Article 35-Historic District-Lisa Eggleston	5 minutes
Article 37-Frost Farm-L. O'Brien	5 minutes
Article 38-Frost Farm ISD-L. O'Brien	2 minutes
Article 39-Wireless- William Cossart	2 minutes
Article 40- Rezone- William Keller	15 minutes
Article 41- Irrigation Systems-William Cossart	10 minutes

Piper (Article 13) Board asked if Town had received second appraisal? Should be postponed until appraisal is completed. Should discuss reserving some land for limited development. Site walk scheduled for 3/23/ at 4 PM

Other Business

Brimstone Estates- Send letter to Framingham drafted by Town Planner.

Willis Woods- Voted to have DPW Director prepare cost estimate for further information on disturbance to Butler Road.

Associate Member- Board voted to accept resignation of Ken Liebman

Meeting adjourned 11:05 PM