

Board members in Attendance constituted a Quorum:

Marianne D'Angelo, Lisa Eggleston, William Keller, William Cossart (Associate)

Jody Kablack, Town Planner

Absent: Carmine Gentile

Meeting called to order by Chairmen Keller at 7:40 PM

ANR Plan for Brendon Homes Inc.

This is an ANR Plan for the Scott property formerly the Mahoney Land. 14 ANR lots on the triangle between Nobscot Road and Old Framingham Road. Town Counsel recommends that the Board withhold endorsement since the land is the subject of litigation. The litigation involves the title and the town of Sudbury and could mean potential hardship to future owners of the lots. Further the plan does not conform with Planning Board Rules and Regs section III.B.10 in regards to a locus plan and frontage. Issues for the Subdivision-the applicant's representative noted that the Planning Board has to request a locus plan.

Motion to withhold endorsement by L. Eggleston. Seconded by M. D'Angelo.

No Discussion Unanimous

Willis Hill Subdivision

Letter from Mr. Bolton indicates that some representation will attend the meeting. Chairman Keller decided to work on other business until 8:00 to allow for representation to show up.

Summer Intern

J. Kablack introduced the summer intern that is working in the Planning office part time. His name is Michael Vilvaldi. HE will be compiling databases for the Economic Development Committee.

Greenhill Estates Bond Reduction

Plantation Circle did not get accepted as a street due to wetland issue that was in litigation. The replication of the wetlands (which the DEP allowed) has affected neighbors' lands by putting their lots in the 100' buffer. Any remedy will have to come from the builder and could not be taken from the town bond. Bill Place, Town Engineer recommends reducing the \$70,000 bond to a \$4,000 maintenance bond.

Motion to reduce bond held by town on Greenhill Estates to a \$4,000 maintenance bond.

L. Eggleston

Seconded-M. DeAngelo

No Discussion

Unanimous

Cobblestone Place Bond Reduction

Cobblestone Place was accepted at Town Meeting. Bill Place recommends releasing the bond held by the town.

Motion to release the bond of \$9450 held on Cobblestone Place. M. D'Angelo

Seconded-L. Eggleston

No Discussion

Unanimous

ANR Plan for Stephen Grande 60 Union Avenue for lots at Candyhill and Plympton Roads.

Two lots currently. Lot #1 is the equivalent of two lots and lot #2 is a non-conforming lot (frontage) that will not change. All lots meet minimum lot area.

Motion to endorse ANR Plan for Candyhill and Plympton Roads. L. Eggleston

Seconded-M. D'Angelo

No Discussion

Unanimous

Willis Hill Subdivision Discussion re: Completion/Punch list

Memo to file from Bill Place, Town Engineer dated May 5, 2000 including punch list.

Letter from William Keller, Planning Board Chairman dated May 15, 2000.

Mr. Quirk addressed the issues in the letters and on the punch list. Weather has been an issue that has delayed completion of some items. Street sweeping will be done by town and they will bill the developer. Pavement resurfacing will happen within two weeks. Chairman Keller indicated that he would like to see a schedule of when the items on the punch list will be completed. J. Kablack, Town Planner will draft a letter regarding the completion of the sidewalks including the length, and the completion of the erosion control berms. (Mr. Quirk noted that lots E & F have erosion issues but that they are under contract and will be built on soon. This means elimination of the erosion issues. These lots will be graded like the lots around the corner with rock walls and terracing.

Mr. Corain is experiencing run-off across Maynard Road that is being piped onto his property and flooding the leaching field. (This run-off may be from a catch basin that is a town structure. Since there is also a subdivision catch basin in the area and four other catch basins existing this will have to be looked at by the Town Engineer.)

Public Comment

As comments are made the Town Planner will note if they are on the punch list and Mr. Quirk will reply.

Letter to file from Mr. and Mrs. John Cutting – Property is experiencing sheeting water from the subdivision during the construction process.

(Hay bales will be placed at cut along Maynard Road to stop the run off) L. Eggleston noted that in review of the plans for ANR lots a grading plan as well as a list of erosion control measures that will be used during construction needs to be provided. The interim conditions are a concern as well as the final conditions. (Mr. Quirk will provide and Town Planner will confirm in a letter)

Mr. Quirk- Not a lot of work to be done-berms, curbing, and about 500' of repaving.

What about the bounds and as-built plans? (The plans are started and about a third of them are complete)

Ron Sodorchek, 81 Cudworth-There is a speed bump as you enter subdivision and it is a hazard. (Speed bump will be removed) Water is coming from Widow Rites down

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Michael Lane after it rains. There is a catch basin at the intersection, but it bypassed. Three trees are just about dead and need to be replaced.

Marianne D'Angelo – Seepage of water from the hill is creating additional problem along the shoulder of Widow Rite's. (T. Engineer recommends a french drain along street so it doesn't sheet over road or a stone lined swale along road to direct it to the catch basin.)

Mr. Quirk noted that the entire list should be completed in 45 days. Town Planner will follow up this discussion with a letter. She would like it initialed and faxed back. She will also ask for periodic progress reports.

8:20 PM Public Hearing- Willis Hill II Definitive Subdivision Plan

Chairman Keller read the public notice. Willis Hill II is a subdivision between Willis Road and Cudworth Lane. The correspondence to file included the notice, the application, Public Way Access Permit, list of abutters, and letter from attorney re: Title. Memos from Town Planner (May 13) with comments, Memo from Town Engineer (May 16) and Memo to the board from Town Planner.

Presentation

Map by Thomas Land surveyors. Mr. Tom DiPersio presented representing Mattie Realty Trust.

Currently a dirt road delineated site. This plan is presented under the Flexible Development Bylaw to eliminate the need for additional roads. Both a full compliance and a Flexible development plan have been done.

Kendra Lane will cross between Willis and Cudworth. The full compliance plan shows an additional cul-de-sac. The full compliance plan is for six lots and meets all wetland setbacks and minimums.

The Flexible plan has no cul de sac. Kendra Lane does not change. There is a common drive that replaces the cul de sac that serves four houses. Each lot would have town water, private septic, and there would be three hydrants installed. Only lot WR 9 would cross wetlands at the driveway only.

Kendra Lane is a dirt road now. There has been discussion with the surveyors, the Town Engineer and the Town Planner regarding the 8% grade off of Cudworth onto Kendra. The maximum grade allowed is 6%. The existing grade is 10%. By getting a variance for a steeper grade less fill would be needed.

Drainage issues would be addressed by catch basins at the end of the common drive. All drainage would go into a detention structure, with overflow into the wetlands.

Board Discussion/Questions

What is the impact on the abutters if a steeper grade is used? If a lesser grade? (Existing abutters would have to have new driveways if the lesser grade is used. Currently there is 25-30 ft. at a 2.5% grade (leveling area) then an 8% grade). Part of the reason for lowering the grade is safety.

There is usually a limit of two lots from a common driveway. (Two lots could have their driveways on Kendra, reducing the number to only two houses on the common driveway) Density Plan compliance needs to be reviewed.

Will there be private irrigation wells on these lots? If so then they should meet the new bylaw.

Septic systems are pretty well locked into certain sites on each lot based on the testing done.

Roof run-off has been included into the calculations. Roof run-off into drywells or dripline trenches are preferred.

Site distance at Willis Road looking North. A stone wall and a tree are in the right-of-way. In the southerly direction there are some walls per the Town Engineer's memo. (Site distance done in Fall '99. The speed limit is 25 mph. Lowering of stone walls may be necessary.) A site distance from Michael Lane may also be necessary.

A grading plan for 8% is done, a grading plan for 9.25% should also be done. (Town Planner noted that the abutters need to be aware of the options by letter. Also clearance from the Fire Chief and Town Engineer for the steeper grade. The steeper grade allows for a larger level area at intersection. Tom DiPersio will recalculate level area and confer with Bill Place.

Are there any walkways proposed? (Yes-on Kendra) There is an easement on the opposite side of Willis. This is a road widening easement. There are 4 ANR lots between Kendra and Meachen land..

Developer has not met with Conservation Commission. Informal talks only. (Board would like to see this process in place before Public Hearing is closed)

Chairman Keller noted his impressions of the presentation. There are waivers being requested. These waivers should provide benefit to the community as well as the developer. The waivers can potentially provide financial benefit to the developer, and the town should share in some of this benefit. The Board would be pleased if the Willis Hill subdivision issues are completed in timely manner.

Submission items that are still needed include the Density Plan, Site Evaluation, some information on the benefits of flexible development for this site. These should be provided before the next session of the public hearing. Also permission from owners to grade onto private property required.

Comments from the Public

Katie Willard, 82 Cudworth-There is construction debris on the land behind her house (Mr. Quirk to remove)

Susan Richman, 183 Willis-Detention Basin-what is that ? (The drainage easement along the property line will have an underground pipe that will slow down the flow while leading it to an outlet . It will not be visible though there may be a slight swale. It is designed to have water only during the wet event. It will not have standing water in it.) What elevation will houses be at? (Most of the houses will have their foundations built into the ground 2-3 feet and then 8 feet of fill put around them. Some of the houses may have walk outs in the back.)

Katie Willard-Are the wetlands going to be preserved? (The only change will be a crossing of one driveway)

Karen Tay, 193 Willis-Water running onto my lot-with this be a problem? (Water is running generally towards Bryant Drive. This direction will be kept.)

Motion to Continue Hearing to June 28, at 7:30 PM at the Town Hall. L. Eggleston

Seconded by M. DeAngelo

No discussion

Unanimous

Fairbank Estates-Vote Decision

Draft Decision was in packet for board. Board reviewed it page by page.

Drainage issues- This will be covered in grading plans for individual lots, which have been submitted.

Limit of Disturbance -this is at 35' in the draft. The intent is to minimize grade change and leave as much buffer as possible. Applicants would like to see this at 20' and gutters would be a requirement on the backs of all the homes. Bill Place will look at this. Town Planner noted that the infill subdivisions can and will affect the character of the neighborhoods, so some buffer should be considered. Applicant noted that Lot #2 is currently almost completely cleared at the property line. It is their intent to replant a 20' buffer here and also where Lot #1 has a driveway.

Preservation of trees is very important to the neighbors.

Changes in language of # 6 & #7 to reflect that the petitioners, though the current applicants will be having a developer take over the lots and the current language could be confusing. "Petitioner and his assigns" is the new term.

Stormwater maintenance fee will be at \$2750.

A question from the public regarding the buffer was addressed by Chairman Keller. It was asked if the buffer restriction of 20' could be added to the deed as a restriction. Board member D'Angelo noted that she would have philosophical problem with this as the current abutters have no such restrictions placed on them. L. Eggleston recognized that the impact of infill subdivisions on neighbors is an important consideration. Buffers would be a condition of approval of the subdivision. The board would not place a restrictive covenant on future owners. It would be possible for a developer to create such a restriction should he choose.

Motion to approve decision with changes as noted and discussed. L. Eggleston

Seconded- M. D'Angelo

No Discussion

Unanimous

Interview of Planning Board Candidates

Candidate John Baronowsky was interviewed by the board.

Other Business

Woodside Subdivision decision to be moved to next meeting.

Motion to Appoint Chris Morely to fill vacant position left by Larry O'Brien L. Eggleston

Seconded M. D'Angelo

No discussion

Unanimous

Meeting adjourned 10:45 PM