

PRESENT: William Jr. Keller, Jr. (Chairman), Marianne D'Angelo, Elizabeth Eggleston; Carmine Gentile, Christopher Morely, Jody Kablack (Town Planner)

ABSENT: William J. Cossart (Associate Member for Special Permits)

The meeting was called to order at 7:20 p.m.

Ledgewood II Progress Report

The developer was not present to give a report. The Town Planner will update the Board verbally at the next meeting and schedule it for a future agenda if needed.

Zoning Bylaw Public Hearing

PUBLIC PRESENT: Ralph Tyler, 1 Deacon Lane

The Town Planner gave an overview of Article 2000, its provisions and changes. Mr. Tyler presented his comments and suggestions:

Zoning Map – is not dated; when given a map by the Town Clerk, the public should be given the entire packet of maps, including the overlay districts (Historic, WRPD).

Use Table – prefers the old format; feels that the chart format leaves out certain information and puts it into other sections.

Exempt Uses – should spell out bulk, height, etc.; should be regulations for exempt uses.

Personal Service Establishment – remove restriction on hours.

Major Commercial Project – too loose; doesn't define use and basically allows anything in any district.

Mr. Tyler does not think the whole volume of information should be presented at once. He also fears that there are inadvertent errors that will go unnoticed. He also noted that if the bylaw is changed to comply with case law, case and law should be cited.

The Board urged Mr. Tyler to present all his ideas during these hearings and not wait until Town Meeting.

The hearing was continued to Monday, November 20 at 7:30 p.m. at Goodnow Library.

Public Hearing – Baldwin Estates Subdivision

PUBLIC PRESENT: Richard Williamson, 21 Pendleton Road; Harry Baldwin, 230 Maynard Road; Ursula Stephan, 86 Thunder Road; John B. Malone, 27 Blackmer Road, William Curley, 6 Hamblin Lane; William Boland, 35 Pendleton Road

Chairman Keller read the hearing notice into the record and listed the correspondence received to date regarding this development.

Michael Kosmo, engineer for the owner, reviewed the 4.3-acre, three-lot subdivision. Hamblin Estates subdivision borders the parcel on the north, and there is a large area of isolated land subject to flooding and a vernal pool on the side. The existing house and driveway are to be removed. A 200' cul-de-sac is proposed, and the applicant has requested a waiver of pavement width to 20 feet and elimination of the walkway. There is no anticipated increase in post-development runoff to the vernal pool. Roadway runoff will discharge into leaching galleys as shown on the plan.

Mr. Morely asked why Lot 2 does not have a drywell, and if the Baldwins have explored the alternative of a private road. Mr. Kosmo replied that they wish to maintain the natural drainage patterns to the vernal pool. The applicant wants a public way primarily because it would be maintained by the Town. Mr. Keller pointed out that the Board would much prefer a private road because of the limited size of the development.

Ms. Eggleston had several concerns about the drainage. Why is it in an easement rather than within the right-of-way? A surface drainage system would be preferable if the Town is to maintain it. Where will Lot 2 drainage go? (Half to east and half to west.) Why is subsurface drainage proposed as opposed to a surface pond? An operation and maintenance plan should be submitted. If the Town is responsible for maintenance, an infiltration pond should be used, as specified in DEP stormwater regulations.

Mr. Kosmo responded that most of the maintenance will be on structures within the roadway. In response to Ms. Eggleston's inquiry about any sedimentation forebay, he stated there would be catch basins to the manhole.

Ursula Stephan stated that the sale of the property to a potential developer is contingent upon the road being a public way. It is her opinion that many people don't like common driveways. John Malone inquired as to the minimum width of a private way (18 feet; a public way must be no less than 22 feet).

On motion duly made and seconded it was unanimously

VOTED: To continue the Public Hearing on the Baldwin Estates Subdivision to 8:00 p.m. on Monday, November 20, 2000.

Willis Hill II – Discussion

The applicant was not present. The Board discussed the letter from Attorney David Arons stating that a court date has been set on the title issue. Town Counsel Paul Kenny has advised the Board not to proceed until the title question has been resolved. The Board discussed the deficiencies in the plan, which are numerous and warrant denial of subdivision approval.

Public Hearing – Willis Hill II

In the absence of the applicant or any representative, no testimony was taken.

On motion duly made and seconded, it was unanimously

VOTED: To close the public hearing on Willis Hill II Subdivision.

On motion duly made and seconded, it was unanimously

VOTED: To instruct the Town Planner to prepare a denial document on Willis Hill II for presentation at the next meeting of the Planning Board.

Willis Hill Progress Report

The Board discussed conclusions from the roadway site walk. It is the Board's desire to be able to accept the Willis Hill streets at the 2001 Annual Town Meeting, and to that end Mr. Quirk will be urged to complete the bounds and as-builts.

Livermore Circle (Willis Hill Modification) – Discussion

Mr. Morely presented some creative thoughts on driveway access for the steep lots on Livermore Circle and Widow Rites Lane.

Sudbury Woods Bond Reduction

On motion duly made and seconded it was unanimously

VOTED: To release \$20,008.34 of the performance bond on Sudbury Woods Subdivision, retaining \$5,000.00 as a maintenance bond.

DRB Appointment

On the recommendation of the Design Review Board, and

On motion duly made and seconded it was unanimously

VOTED: To appoint Daniel Martin, 86 Brookdale Road to the Design Review Board for a term ending 20 April 2003.

ZBA Petitions

Item #00-34 – Camp Sewataro, renewal of Special Permit:

On motion duly made and seconded, it was unanimously

VOTED: To recommend approval of subject petition, with the additional recommendation that the expiration date be extended indefinitely or to a period of five years.

Item #00-35 – General Federation of Women’s Clubs of Massachusetts, renewal of Special Permit:

On motion duly made and seconded, it was unanimously

VOTED: To recommend approval of subject petition.

Item #00-37 – John K. & Betsy A. Sinnigen, renewal of Special Permit:

on motion duly made and seconded, it was unanimously

VOTED: To recommend approval of subject petition, and to extend the time limit of the permit to five years or indefinitely. The Board further recommends that the ZBA remove the condition that the owner or an employee live in the adjoining house, but in order to ensure the continued operation of the business at its current residential scale, the residence should continue to be rented as such.

ANRs

On motion duly made and seconded it was unanimously

VOTED: To endorse as Approval Not Required a plan showing 8.59 acres on the east side of Concord Road, for the purpose of creating an additional building lot. Plan drawn by David E. Ross Associates, dated June, 2000. Applicant, the Estates of Howard W. Emmons.

On motion duly made and seconded it was unanimously

VOTED: To endorse as Approval Not Required a plan showing 2.2 acres on Skyview Lane, for the purpose of changing a lot line. Plan drawn by Thomas Land Surveyors and Engineering Consultants, dated September 25, 2000. Applicant, Telliam Trust.

On motion duly made and seconded it was unanimously

VOTED: To endorse as Approval Not Required a plan showing 2.8 acres at 26 Willis Road, for the purpose of creating an additional building lot. Plan drawn by Thomas Land Surveyors and Engineering Consultants, dated October 1, 2000. Applicant, Austin S. and Harriet Ashley.

On motion duly made and seconded it was unanimously

VOTED: To endorse as Approval Not Required a plan showing 1.9 acres at 17 King Philip Road, for the purpose of creating an additional building lot. Plan drawn by Sullivan, Connors and Associates, dated October 5, 2000 and revised November 7, 2000. Applicant, Priscilla P. Bill.

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

Minutes taken by Jody Kablack