

Present: William Keller, Jr. (Chairman), Christopher Morely, Lisa Eggleston,  
Michael Fee (Associate), Jody Kablack (Planner)

Absent: Marianne D'Angelo, Michael Hunter

The meeting was called to order at 7:40 p.m.

**39 Thornberry Lane WRSP** – *Public Hearing*

The Chairman read the public hearing notice into record. Michael Fee, Associate member will be voting on this proposal. Correspondence was listed. The subject of this application is a request for a Water Resource Special Permit to allow a residential lot with 24.7% impervious surface cover.

Peter Karassic – Eligius Homes

The home was constructed on spec and then sold. The owner commenced construction on 2 additions (garage and addition) with a building permit issued. Also will be submitting an application for a building permit for the pool, but has not applied yet; waiting to see outcome of this hearing.

Soils are very good, no drainage problems. All roof run-off will be directed through gutters into either a drip line trench around the house perimeter or into a dry well.

The owner desired further impervious surfacing but now knows that he cannot. The owner agrees to landscape along rear and side of property lines.

Tom DiPersio: Subdivision drainage design was discussed. Driveways were calculated into drainage system. Also discussed other methods to capture runoff on the site, i.e., stone trenches and swales with pavement pitched towards the trench or swale.

Chris Morely: Is there an issue with restrictive covenants?

Peter Karassic: He wrote them, but did them to protect the value of the properties.

Eligius Homes is the enforcement agent for the covenants at this time.

The Board discussed Zone II and impervious surfaces.

Nancy Snyder – Thornberry Lane

Commented on her husband's letter (in Planning Board file).

Neil Gallagher – Thornberry Lane

If a building permit is not needed for additional pavement, how will the Town enforce additional improvements if they are put in illegally?

The Property Owner will be formally notified. The Board will consider requiring a covenant to be recorded on all future subdivisions in Zone 2.

The Board discussed mitigating measures:

- Stone trench along driveway
- Pre and post development recharge calculations, under 2 scenarios – with circular drive and without
- Possibly eliminate circular driveway
- Pool plan including decking
- Certification from registered professional engineer that an increase in impervious surface will not have an impact on district.

Applicant should submit this information prior to the next meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing on 39 Thornberry Lane to September 5, 2001 at 8:00 p.m.

**Woodside (Dutton Road) Subdivision Modification** – *Public Hearing*

The Chairman called the hearing to order.

Tom DiPersio, project engineer, described the approved subdivision.

Lot 1: House plans did not show the front porch. Lot corners were staked according to zoning and a foundation was poured. Porch becomes non-conforming to the front yard setback by 2'. Applicant proposes reduction in right of way to 40' with a 10' wide highway easement on lot 1. A full subdivision road can still be constructed within 40' of the right of way if the Town ever wanted. If the foundation had not been poured, the same house could have been built in conformance. This was a surveying error.

The Board discussed setbacks and determined setbacks would have been complied with.

The Public Hearing was closed.

On motion duly made and seconded, it was unanimously,

VOTED: To approve the Woodside modification to revise the right of way to 40' with a 10' easement.

The Board directed the Town Planner to prepare a decision.

**Prichett Property:**

Present: Jack Dawley and Peter Crabtree

The Board of Selectmen continued the hearing until September 4. Peter Crabtree has been meeting with Boards and Department Heads to go over development issues. Soil testing to date confirms that the plan as proposed is viable.

The perimeter survey is also being undertaken and should be complete in 2 weeks. They expect to produce a complete plan soon. They have had several meetings with the Conservation Committee – their major concern is with lot 2 and what the building envelope will be. They are trying to preserve a wildlife corridor through lot 2. Other concerns are the 2 vernal pools at the southern end of the property. No endangered species believed to be on the site. Northland is working on a conservation restriction. Northland will send the Planning Board a draft of the conservation restriction. The Board of Selectmen urged Northland to continue working with Boards on environmental issues and public safety issues. Density shift from Goodnow Road to Camperdown Lane was discussed with the Selectmen but Northland is not pursuing.

Two stage approval process:

- 1) ANR – Northland will commit to certain restrictions even though it is outside the scope of ANR.
- 2) Definitive Subdivision approval off Camperdown for 4-5 lots

Adequacy of Goodnow Road was discussed. Several site visits with the Department of Public Works Director and the Fire Chief were performed. Draft memo of improvements was discussed with Peter Crabtree.

The lower portion of the site (off Hudson Road) – 4 new lots and 1 existing, widest point is 14', narrows down as you proceed towards farmhouse. The upper portion of Goodnow Road (from farm pond to the end) is 9-10' wide, 3 new lots and 2 existing.

Improvements discussed:

- Northland agrees to pave to 14' throughout with 2' shoulders on each side (lower).
- Sight lines and snow removal addressed (both).
- Some type of turnaround will be constructed on Lot 2 upper portion (lower).
- Keep pavement width as existing (9-10'), area has wider shoulders and is fairly level (upper).
- 40' radius cul-de-sac to be constructed in the neck of lot 8 (upper).

Bill Keller: Would like Northland to consider constructing a walkway along the eastern side of Goodnow Road. They will consider it.

Peter Crabtree: Northland also agrees to put in a dry hydrant in the pond for fire protection. The Department of Public Works has requested a 15' wide road widening easement along Goodnow Road. Northland is still considering this, but thinks a 33' wide right of way may be adequate.

Bill Keller: Would like the existing trail in Grindstone/Camperdown/Goodnow Road area to be preserved. Connects directly to the Gray Reservation. Northland will consider.

Lisa Eggleston: Should touch base with school department on bus accessibility.

Bill Keller: Appreciates the efforts to date. The Planning Board will look for something to secure the improvements promised, such as a performance bond.

Jack Dawley: Thinks Northland could work within the context of the Planning Board regulations regarding bonds.

Jody Kablack: Has drainage been addressed?

The Planning Board discussed several methods to accommodate lot development runoff – gutters/dry wells, gravel driveways, stone trenches, etc.

Jack Dawley: Issues to resolve for Planning Board:

- walkway
- trail network
- lot 8 access
- school bus concerns
- bond
- road widening easement

Northland will re-work a commitment memo before the Selectmen's meeting on September 4. Would like the Planning Board to report to the Selectmen.

**Twillingate Subdivision:**

The Board discussed the draft decision document:

- Agreed to require restrictive covenant on lots stating property within the Water Resources Protection District and subject to regulations in the Zoning Bylaw
- Buffer on lots 3 and 4 – troubles the Board that the buffer is one-sided. More importantly is in-fill situation where the neighborhood is already established. Decided to leave in as a limited clearing buffer.
- Pavement width reduced to 22'
- Minor wording changes

On motion duly made and seconded, it was unanimously;

VOTED: To approve the Twillingate Subdivision Decision as amended

**Osco Water Resources Special Permit** – Set Bond/Accept Bond

On motion duly made and seconded, it was unanimously;

VOTED: To set the bond amount for Osco WRSP at \$14,305.30.

On motion duly made and seconded, it was unanimously;

VOTED: To accept the bond by Safe Co. Insurance Company

**Appointment to Septage Committee**

On motion duly made and seconded, it was unanimously;

VOTED: To appoint James Occialini to the Wayland/Sudbury Septage Committee for a term of 3 years.

The Board signed the Technical Services Agreement for John Mullin's Route 20 Visioning Workshop to be held Wednesday, August 8, 2001 at the Goodnow Library.

**ANR**

Lafayette Drive – Applicant: Robert Weiss

On motion duly made and seconded, it was unanimously;

VOTED: To endorse the Plan of Land for Lafayette Drive as submitted.

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