

PLANNING BOARD MINUTES
FEBRUARY 28, 2001
TOWN HALL

Present: William Keller (Chairman), Lisa Eggleston, Christopher Morely,
Marianne D'Angelo, Carmine Gentile, Michael Hunter (Associate),
Jody Kablack (Planner)

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

Willis Hill Modification – Public Hearing

Tom DiPersio presented the latest plan, which consists of 3 lots; 1 lot on Maynard Road and 2 lots on water tower road. Livermore Circle will be moved to the west, next to the neighboring property. A waiver will be required to propose a right of way adjacent to a neighboring property. Mr. DiPersio asked the Board for input on this layout. If the Board agrees, he will finalize the plan and submit the drainage calculations. Mr. and Mrs. Place (neighbors) were present for this hearing and agree to allow the right of way on the lot line.

Chris Morely: What happens to the first section of the existing Water District driveway? Board questioned who would plow? Who will own the right of way? Will it be removed and revegetated?

Lisa Eggleston expressed concern that if it is left the way it is currently, it will become a gully, causing drainage issues. Jody Kablack will contact the Water District for their comments.

Lisa Eggleston: Can a road be constructed within Livermore Circle? Should we require a plan showing full build of Livermore Circle?

The Board discussed and agreed that a new design is not necessary. The original plan shows full build, which should suffice.

Tom DiPersio plans on meeting with the Board of Health to see if they will allow portions of septic systems within the right of way.

Lisa Eggleston: What is the drainage plan?

Tom DiPersio: 2 sets of catch basins along the water tower road, connected to a 4' high berm with an outlet structure, which ties into the Maynard Road system. The berm will be lined with an impervious core.

The Board encouraged minimizing the curbed portion of the driveway to downgrade water flow prior to entering the catch basin and berm system.

What does grading look like on the hill lots?

Tom DiPersio: Small retaining walls and walk-outs to minimize grading.

An extension was granted to April 15, 2001.

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On motion duly made and seconded, it was unanimously:

VOTED: To continue Willis Hill hearing until March 28, 2001.

Willis Hill Subdivision

Chairman William Keller explained that the Board desires the completion of the subdivision in early spring. There was a discussion relative to the punch list prepared by Bill Place and Mr. Quirk's ability to complete all items within 90 days. Mr. Quirk agreed to all items on the list, with the exception of a complete coat of pavement. The Board encouraged Mr. Quirk to discuss top pavement coat with Mr. Place, as he represents this Board.

Mr. Quirk requested to know the date that the Highway Inspection fee regulation was effective.

Chairman Keller requested Mr. Cournoyer to prepare a letter indicating his client's acceptance of the terms discussed. All work must be to the satisfaction of the Department of Public Works Director. The letter is to be delivered by Friday, March 2, 2001.

Gerry Cournoyer stated his client's desire to try infra-red patch on bad areas and see if it meets with Bill Place's acceptance. He then requested that the Board allow another opportunity for this. If the infra-red does not work, they will repave within 90 days. Acceptance by the Department of Public Works Director must be in writing.

Osco Water Resources Special Permit - Vote Decision

The Board reviewed the Decision and the dewatering plan submitted by the applicant.

On motion duly made and seconded, it was unanimously:

VOTED: To approve Osco Water Resources Special Permit dated February 28, 2001.

Cutler Farm Bond Release

On motion duly made and seconded, it was unanimously:

VOTED: To release the \$1,000 bond held for Cutler Farm street trees.

There being no further business to discuss, the meeting was adjourned at 9:25 p.m.