

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

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

Twillingate Meadows: *Continue Public Hearing*

Bill Keller opened discussion with a review of the public hearing held on June 27, 2001.

Bruce Ey (Schofield Brothers) spoke on behalf of the applicants. Since the last public hearing, he contacted Bill Place in regard to the drainage. Minor revisions were made to accommodate Mr. Place's suggestions which included moving the catch basins uphill approximately 30' to eliminate back-up. A septic system review was done – the house sizes will be around 4,200 square feet. The homes across the street are between 38-3,900 square feet; slightly smaller but the new homes will be in step with them. Mr. Ey feels the wooded nature will be kept to the satisfaction of abutters.

Lisa Eggleston: Is drainage satisfactory? Will there be a low point at the base of the drive causing back-up?

Bruce Ey: It will be graded so it will run off and not back-up.

Bill Keller: A concern of the Planning Board is the pedestrian access to the walkway across the street where it hits the stone wall.

Bruce Ey: Also concerned with that issue. They will meet with the Town Engineer and come up with a solution.

Bruce Ey: Will we need to apply for a permit to break the stone wall?

Jody Kablack: No, it can be done through the Department of Public Works.

Other suggestions on pedestrian improvements included constructing a walkway in the shoulder in front of this property and a pedestrian crosswalk painted on Hudson Road. The Town Planner will work with the Department of Public Works Director and the applicant to find the safest way to get pedestrians from the subdivision across the street to the walkway.

At this point the discussion was opened to the public.

Walter Strong – 200 Hudson Road

Will the cul-de-sac have it's own hydrant?

Bruce Ey: Yes, at the end. 4 service connections to individual homes underground are being proposed.

Walter Strong: Is there a regulation in the Town for clearing/cutting?

Bill Keller: It is generally up to the homeowner; the Board does encourage them to do as little clearing as possible but does not have the right to dictate to homeowner.

William Strong: Are there requirements for sidewalks?

Bill Keller: Yes, however in this application we are considering alternatives to a walkway along the subdivision road.

Walter Strong: He is concerned with pedestrian safety as well as school buses.

Bill Keller: That is the basis for the proposed walkway across the street.

Jody Kablack: The shoulder is wide at that point; it will actually be a better shoulder after the development.

Walter Strong: Will there be a streetlight?

Jody Kablack: Will check with the Town Engineer – he didn't feel it was warranted, but will pass along concern.

Lisa Eggleston: Have you been to Conservation?

Bruce Ey: Not yet, should be filing with them in about a week.

Lisa Eggleston: Is anything likely to change as a result of Conservation?

Bruce Ey: We do not anticipate any changes; plan was designed with their requirements and the Department of Environmental Protection regulations.

Lisa Eggleston: Have they verified wetland boundaries?

Bruce Ey: No.

Lisa Eggleston: Is there a risk there?

Jody Kablack: No wetlands on the property – only on the buffers.

Walter Strong: Have perc tests been done?

Bruce Ey, Bill Keller: Yes.

Jody Kablack: There has been significant testing done; more than required. It is all in the public record.

On motion duly made and seconded, it was unanimously,

VOTED: To close the public hearing on Twillingate Meadow.

On motion duly made and seconded, it was unanimously,

VOTED: To have the Town Planner prepare an approval Decision on Twillingate Meadow.

Springhouse Pond

The Town Planner informed the Board the Green Company asked that the Planning Board give approval for installation of a fence on top of the berm currently located there behind Star Market. The berm is outside of public view for the most part with a small portion visible on the west. They will be developing on the other side – this is somewhat out of the scope of a special permit, more of a landscape issue. The Planner recommends the Board members visit the site and possibly suggest plantings be done.

Lisa Eggleston: Can you see it from the playground?

Jody Kablack: Yes

Bruce Ey: It will be seeded and mulched; will still be able to go through walkway.

Mike Hunter: Is there a noise issue?

Jody Kablack: No, just visual.

The Planning Board members will visit the site individually prior to the next meeting discussion.

Springhouse Pond – Set Bond/Accept Bond

Bill Place's estimate basically agrees with the Green Company.

Jody Kablack recommended setting the bond at \$146k with a vote to accept with Town Counsel approval.

On motion duly made and seconded, it was unanimously,

VOTED: To set the bond amount for Springhouse Pond at \$146,000.

On motion duly made and seconded, it was unanimously,

VOTED: To accept the bond for Springhouse Pond satisfactory to Town Counsel Approval.

Note: Bond was submitted as a cash bond.

ANRs

34 Haynes Road – To create one new building lot

Applicant: Collins Development, owner: Gail Laramee

Jody Kablack: Is the pond over the entire frontage?

Bruce Ey: Yes.

Lisa Eggleston: It is really only buildable for one lot?

Bruce Ey: Yes, from a wetland standpoint, there will be improvements.

On motion duly made and seconded, it was unanimously,

VOTED: To endorse the ANR for 34 Haynes Road dated 6-22-01 as submitted.

Pritchett Property – 61A Release:

Bill Keller addressed the people who attended in the interest of this topic. The Board of Selectmen requires other Boards' recommendations prior to making a decision on Chapter 61A issues. Although tonight was not a public hearing, the Planning Board is always interested in residents' comments and concerns and would therefore provide them the opportunity to speak informally after the Applicant and the Planning Board.

Frank Stewart: President, Northland Residential (potential developer)
Gave a very informal presentation of their proposal for the Pritchett Property which is 68.5 acres; zoning 40,000 square feet. His company is a low-density developer with a unique approach of limiting the number of homes in a development. Their plan does not have any through streets, access would primarily be on Goodnow Road, with a short extension off Camperdown Lane, with 13 homes including the Pritchett's existing house. A 1979 approved ANR plan for Goodnow Road proposed 4 lots, which they will reconfigure into 2 lots. Mr. Stewart stated whether it was his company or another developer, under current specifications, this property could be developed. His company, however, would limit the number of homes to under what is allowed; with minimal changes. They would develop big blocks of properties to keep sensitive areas safe and would put covenants that none could be re-subdivided. Even if an ANR subdivision were done, they would provide building envelopes that would keep new houses away from current residents view corridors. Their philosophy is that building envelopes and setbacks provide a land use plan which reserves areas for dwellings; the idea is to protect the corridor by the pond and watershed and the corridor on field areas with 70% of the total acreage in protected buffer space.

Jody Kablack: Are you saying this area will be placed in conservation restriction?

Frank Stewart: Some, not all – very few number of estate homesites; need room.

Chris Morely: The first 2 lots on the left look very tight; is there adequate room to build?

Frank Stewart: Both lots are 2 acres in size prior to coming in. Building envelope 1 is ½ acre; the other is ⅔ acre in size – feels there is adequate room with the setback.

Bill Keller: You are proposing 2 lots in the current 4 lot?

Frank Stewart: Yes, 1 on the right, 1 on the left as you are coming in.

Chris Morely: Is the lot on Stubtoe Lane with the conjoining lots yours?

Frank Stewart: No.

Chris Morely: What about the lot off Teakettle/Stubtoe with the pond?

Frank Stewart: Yes, it also has the best soil.

Chris Morely: Across from the Pritchett house will the field be preserved in perpetuity?

Frank Stewart: No, it's a separate lot on the other side of the road; could be potentially sold off. There is potential for 6 additional lots but would most likely be 5.

Bill Keller: Your plan is showing lots off Camperdown?

Frank Stewart: Yes, this situation is not an ANR and would have to go through subdivision process.

Chris Morely: Would you market the Pritchett house as soon as possible?

Frank Stewart: Yes, but we are not here acting as a developer.

Chris Morely: Was Carding Mill a result of your design?

Frank Stewart: Yes, we worked very hard with town committees as well as the Sudbury Valley of Trustees. Also behind the Wayland Country Club is ours – only 6 homes were built on 36 acres.

Bill Keller: One concern of the Board is the Fire Chief's unease with service to homes.

Frank Stewart: Again, believes development could be done through the ANR approval. They would like to see the road stay as close as possible to its current status. They are willing to improve the cul-de-sac for emergency purposes to ease concerns of the Fire Chief. Their intent tonight is to address issues of residents and Board.

Walter Strong: Part of his property touches Goodnow Road. He wanted clarification that this does not require approval of the Planning Board, the homes will be built. The previous owner had attempted to build but could not – is this a realistic plan?

Bill Keller: We will look at it – it is zoned for residential development.

Walter Strong: Does the Planning Board evaluate the impact on the town?

Bill Keller: The Board is very concerned with all new development but we have no basis to deny approval if requirements are met.

Walter Strong: The whole area drains into Hop Brook; obvious wildlife concerns. The covenant proposal would have to be strongly guarded. The access road is troubling. While development can and will be done, if the town does not control situations, they will become dangerous.

Laura Strong: Would like to see the Town make it a historical area. Finds development offensive – pushing out wildlife. Why destroy it if the town has an opportunity to preserve it?

Bill Keller: The opportunity is available for \$9.1 million. Encourages residents to present opinions at Selectmen hearing.

Steve Quinn- Brimstone Lane

Likes the plan as presented. He would like to see the Town buy it but knows that is unlikely; however, can the Town purchase part of the property as opposed to all of it?

Jody Kablack: Believes the Town only has that option if offered from the owner.

Lisa Eggleston: The Town is not precluded from parceling off portions by acting as a developer; other towns have done it.

Ed Joseph – 38 Grindstone Lane

Encouraged by the plan not having a through-way; appreciates the consideration of abutters' views – would like to see the Town purchase but knows that is not likely. In regard to the covenants, how much cutting can be prevented and what about protection for run-off in the pond?

Frank Stewart: You can put any wording in the covenant but limiting homes and increasing sensitive area buffers is the best protection.

Ed Joseph: Is there any historic protection of stone walls?

Jody Kablack: No jurisdiction – no historic protection.

Cathy Quinlan – Hudson Road

Appreciates efforts to preserve trail through the woods – concerned with the size of the road and safety issues; as well as electrical issues – power outages.

Will there be any changes to the grading system?

Lisa Eggleston: How long is Goodnow up to that point?

Frank Stewart: Over 1,200'

Lisa Eggleston: The standard in Town is nothing over 1,200' for dead ends – consideration for access purposes.

Chris Morely: What to do with Goodnow Road is the biggest concern – Town Planner could work with Northland Group for solutions.

Lee Swanson: Sudbury Historical Society

He did not know about the property until the Town Crier called to research it. He feels the plan is very creative.

Bill Keller thanked the people who attended for their concern

The Planning Board continued discussion with possible options for the property which included an option to transfer the Town's rights to the Sudbury Valley of Trustees.

Lisa Eggleston went on record with concern for Goodnow Road. She would like to know the Board's legal standpoint on approved ANR lots.

The Board will ask Town Counsel's advice on improvements to Goodnow Road prior to endorsing and what is the liability for:

- 1) not requiring improvements and
- 2) exposure of town to complete itself

The Town Planner was instructed to draft a memo from the Planning Board with the following recommendations to the Selectmen:

- Consider transferring option to SVT
- Ascertain density for soil tests
- Goodnow Road; Concerns developers intent to pursue as an ANR and not a subdivision
- What the price includes (does it include the Pritchett house)?

In addition, the Planner will get a road improvement estimate from Bill Place.

WoodsEdge Children's Center

The Board did not have enough information to comment and will take up at a later time when a full plan is submitted.

Willis Hill

The Town Planner updated the Board on the status. The Board instructed the Planner to speak with Town Counsel that it is their position to request a date for taking the bond and to have Bill Place begin paving.

Minutes for Approval

On motion duly made and seconded, it was unanimously,

VOTED: To approve the minutes from 4/4/01 and 5/2/01.

There being no further business to discuss, the meeting adjourned at 10:35 p.m.