

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

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

**Twillingate Meadows – Public Hearing**

(Public Hearing Notice not in file; briefed by William Keller)

Bruce Ey of Schofield Brothers, reviewed the plan involving a 15 acre parcel; 5.6 acres were approved under Approval Not Required Plan and recently released from Chapter 61A.

The plan involves 4 lots with the entrance off Hudson Road in an A-residential zone. The required 180' of frontage is met. Lot sizes range from 44-67k square feet; 450' cul-de-sac, no street projection; will not connect with abutting properties (developed). Mr. Walsh has agreed to grant a drainage easement and the Hodders will grant Mr. Walsh a driveway easement. Existing conditions will remain in effect, the back of site being heavily wooded. There are no wetlands on 5.6 acres, but there are wetland buffers on several lots. The septic system locations will remain as shown, house locations may change. Proposed grading – road slope meets regulations. Soil testing in drainage area was done by Bob Leupold today; sandy and good perc rate.

There is an existing drainage issue on Hudson Road in front of this property. The applicant is proposing a pipe be installed along Hudson Road west, which will tie into an existing culvert under Hudson Road. This will require the Conservation Committee's approval; they will be contacted.

Bill Place suggests moving the 2 catch basins at the entrance to the subdivision back 30'. Site distance on the west is 605' – on the east they will need to remove one tree and clear brush, which will provide more than adequate site distance.

Lisa Eggleston: What is the offset distance from the new road to Old Lancaster?

Bruce Ey: 154' – the regulations require a minimum of 125'.

Lisa Eggleston: Existing runoff on site – is there a culvert or connection hydraulically?

Bruce Ey: Yes, 12' corrugated metal pipe on South side of Hudson Road – pipe is built into stonewall – they may have to rebuild a box stone culvert, cannot tell at this point. They do not want to increase runoff to this location, upstream conditions of culvert are very poor currently.

Lisa Eggleston: Are you redirecting flow from sub watersheds?

Bruce Ey: No.

Lisa Eggleston: No wetland resources – will you have filing with Conservation?

Bruce Ey: Yes, Lot 3 septic system is 80' from bordering vegetative wetlands. We attempted to keep it as far away as possible; the positioning of the house is outside the buffer.

Lisa Eggleston: Is roof drainage included in runoff calculations?

Bruce Ey: Yes, but will install dry wells.

Marianne D'Angelo: Are the house locations close to what will actually be constructed?

Bruce Ey: The septic is very close, the houses could move 40-50'. That will depend in part on the builder.

Marianne D'Angelo: The Planning Board needs more specifics on house locations – areas of disturbance.

Bruce Ey: Will conform to setbacks - the size of the houses being built is not yet known. The applicant will consider placing buffer restrictions on the lots.

Discussion regarding no cut buffers.

Bruce Ey: The builder has a strong preference to keep the road public as opposed to private. Ben Stephens of Southboro is potential builder.

Lisa Eggleston: Is there a provision for easement over infiltration tanks?

Bruce Ey: Yes, it will be clearly on deed. The town will have the right to maintain.

Lisa Eggleston: How far are the drainage structures from the road?

Bruce Ey: Maybe 10-12' off pavement. Chambers 20' back from stonewall.

Chris Morely: Will the stonewall be relocated?

Bruce Ey: Would have to break stonewall then rebuild it coming around right on the edge of the property line. The stormwater management system meets solids removal requirements – designed with DEP and Conservation regulations. No date yet with Conservation Committee but should be within the next 2 weeks.

Chris Morely: Lot 1 is a small parcel.

Bruce Ey: Lot 1 is a non-buildable strip which is technically Mr. Walsh's frontage which was created to comply with frontage for his lot and the Hodders.

Jody Kablack: This has been done before, the Building Inspector said as long as they are 2 separate deeds there is no issue.

Mike Hunter: Would like to see plan reflect larger house footprint to be more realistic. Runoff down to lower corner – what feeds pond?

Bruce Ey: We are not affecting pond or water quality.

Mike Fee: Are there other developable lots besides lot 4 that the Hodders own?

Bruce Ey: Yes, but they are in 61A.

Mike Fee: Strict limitations for septic – is it likely Conservation will make lot 3 be moved?

Bruce Ey: Doesn't believe the wetland protection act can deny if they prove there are no other feasible options.

Bill Keller: Would like to see a walkway connection from this side of the road across Hudson Road to the existing walkway considered. This will require a break in the stone wall.

Bruce Ey: Agrees a walkway connection would be a nice amenity. They need approval from the Town and the Sudbury Valley Trustees.

Open public comments:

Lorraine Reihle – Crescent Lane

When asking for waivers, why is a tree waiver needed? Concerned with the trees abutting her property.

Bruce Ey: The waiver saves surveying time – only 1 location for the road due to offset from Old Lancaster, so they have minimal latitude for change.

The Hodders feel it will only involve ½ dozen trees at most.

Lorraine Reihle: Does not want to see trees removed along her property line.

Bruce Ey: A no cut buffer will be decided following a site visit.

Ken Titlebaum – Crescent Lane

Also would like buffer in rear of lots 3 & 4.

Patty Simon: What if they build bigger homes – will there be any type of limitation? How will they know what will go up? Can septic system design allow for larger houses?

Bruce Ey: Building and zoning regulations will be enforced. The Board of Health must also review for health and safety issues. The no-cut buffer will be the best protection; will review at site visit.

Charles Cicalis: Concerned with buffers – needs understanding of buffer zone to be comfortable.

Bruce Ey: There are different ways to treat buffers – natural buffers that are sometimes trees – homes will be landscaped, they will want buffers too.

Bill Keller: As a Board, we are very sensitive to abutters; on the same token, people buying will have desire to do what they want. The Hodders are longtime Sudbury residents and have done a commendable job taking in all considerations.

Pat Griffin: Water storage on Hudson Road – is it common? Will the town have to maintain?

Bruce Ey: There are probably ½ dozen.

Jody Kablack: They are gaining in popularity

Lisa Eggleston: Stormwater management requires a drainage system like this one – the town realistically will clean catch basins and tanks once a year. Sediment removal requires maintenance whereas infiltration structures similar to leaching chambers do not.

Jody Kablack: The other option would be an open basin.

Bruce Ey: Felt an open basin, although cheaper, would not be better. The water drains into a divide, which we are not changing; no changes to pre-development patterns.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing on Twillingate Meadows to July 11 at 7:30 p.m. at the Town Hall.

Site visit scheduled for Monday, July 9<sup>th</sup> at 6:00 p.m.

**Metro West Growth Management Committee Representative Interview:** Abner Salant

Jody Kablack spoke in support for Mr. Salant who has been an Economic Development Committee member since last summer. He knows several members of MWGMC and is active in the MetroWest Chamber of Commerce.

Why are you interested?

Interested in economic development; self interest as a citizen to see town of Sudbury is considered in regional issues.

How would you communicate to the Planning Board?

Pass along notes of meetings and events attended. (Jody Kablack attested to his communication skills).

How would you communicate the other way, representing the town as a Planning Board member and its Master Plan issues?

Has a general idea of Planning Board's positions – coming up to speed on issues and getting educated. He would like the Planning Board to provide guidance and flag issues. Interested in action as opposed to discussion.

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Abner Salant as Planning Board representative to the Metro West Growth Management Committee for the term of one year.

**Willis Hill Modification** – *Continue Public Hearing*

The Town Planner reviewed the file.

Mr. Quirk: Would like to put this plan to rest. Still open to working out details; tried very hard to work with the Water District but feels their demands are too great. The Water District wanted a full built road, drainage and for Mr. Quirk to accept all liability for the road. In addition, they wanted him to assume responsibility for the 16" water main.

After much discussion on conditions of approval, a motion was made and seconded; it was unanimously:

VOTED: To approve the subdivision modification of Willis Hill Estates (Livermore Circle) dated 6-27-01 as amended.

### **Zoning Board of Appeals Petitions**

Nextel: The Town Planner will send the Planning Board's recommendation to the ZBA.

On motion duly made and seconded, it was unanimously,

VOTED: The Planning Board does not support granting a use variance to the Wireless Bylaw at this site, but is not adverse to exploring the installation of this or a similar facility on the adjacent Town Property, with addition of that property to the bylaw with Town Meeting vote.

### **Ledgewood II**

For the record, Michael Fee abstained from subject matter due to conflict of interest (he represents this developer on other matters).

The Town Planner reviewed the file and updated the Board on the lack of progress on this subdivision.

On motion duly made and seconded, it was unanimously,

VOTED: To send Mr. Campagna a certified letter to complete the work on the subdivision of land known as Ledgewood II within 45 days or the Board may take the bond to complete the work.

The Town Planner will draft a letter to Mr. Schless, a resident of said subdivision to inform him of the Board's action.

### **Meeting Schedule**

The Planning Board will meet on the following dates:

Wednesday, July 11, 7:30 p.m., Town Hall

Tuesday, August 7, 7:30 p.m., Town Hall

### **Projects and Priorities:**

August 8<sup>th</sup> – Economic Development Committee Visioning Session in conjunction with Planning Board; Goodnow Library, 6:00 p.m. – 10:00 p.m.

**ANRs**

210 Concord Road – to change lot lines; Applicants: Charles & Denise Bowser

On motion duly made and seconded, it was unanimously,

VOTED: To endorse the Bowser ANR plan as submitted

Route 20 – Applicant: Town of Sudbury, Bushey Property

On motion duly made and seconded, it was unanimously,

VOTED: To endorse the ANR plan as submitted

724 Concord Road – to change lot lines; Applicant: Mr. Francis Vanaria

On motion duly made and seconded, it was unanimously,

VOTED: To endorse the Vanaria ANR plan as submitted

There being no further business to discuss the meeting adjourned at 10:55 p.m.