

**DRAFT**

Present: William Keller, Jr. (Chairman), Lisa Eggleston (arrived 7:50 p.m.),  
Marianne D'Angelo, Christopher Morely, Michael Hunter,  
Jody Kablack (Planner)

The meeting was called to order at 7:35 p.m.

Whitehall Estates II

Michael Sullivan, of Sullivan Connors Engineering, reviewed the original plan and modifications. Changes to lot 4 and lot 1 were made; plans for lot 3 have not been completed. Lot 4 was discussed first.

Lot 4: The septic system trenches come to the edge of the lawn; fill is considerably beyond the original limit of lawn with the sports area. The expansion of the lawn is consistent with the 100 foot wetland buffer line.

Marianne D'Angelo questioned why they expanded the lawn to the 100' buffer and whether that was what they were committing to or if it was wanted as an option.

Chris Morely preferred they remove the portion of lawn which comes to a point.

Jody Kablack: The Conservation Commission stated resource delineation would be required to expand the limit of lawn to the 100' buffer; the house and septic footprints are basically the same as before. A full landscape plan is required to be submitted.

Lot 1: Mike Sullivan reviewed their proposal for lot 1. The house is similar in size to the subdivision plan with a smaller septic system. Groundwater elevation requires more fill around the septic system – the lawn expansion is relative to that fact. They would like to expand the limit of the lawn on the eastern side of the house.

Lisa Eggleston asked if they proportioned the amount of clearing to the amount of infiltration.

Mike Sullivan: Grading is relative to elevation of groundwater; the system could not work anywhere else. It should not affect the abutter.

Lisa Eggleston: How big is it?

Mike Sullivan: It is a 7-bedroom house; trenches would go into the no cut buffer.

Jody Kablack pointed out that the roof drain was not shown on this plan.

Mike Sullivan replied all houses will have chambers for them.

Lisa Eggleston: Why was the modification required?

Jody Kablack: Due to the amount of clearing; the original plan was approved with a specific limit of disturbance. Could a retaining wall work as an option to reduce clearing?

Mike Sullivan: It would have to be concrete and would not be visually pleasing.

Lisa Eggleston proposed they revegetate with ground cover as opposed to having all lawn, which could contribute to run-off.

Chris Morely: How steep is the slope?

Mike Sullivan: 3 to 1.

Lisa Eggleston: Understands the necessity of clearing to construct the septic system, but does not feel all lawn is necessary. Lawn means added water and sprinkler usage.

Bill Keller asked for alternatives to all lawn.

Lisa Eggleston suggested planting trees or bushes along the limit of the lawn and revegetating with a gradual grade.

The applicant is to provide the Board with a letter of confirmation of what was proposed.

*Frost Farm Modification: Public Hearing*

Bob Yelton of Bay Avary Associates spoke. The plan as originally filed had 2 retention basins; one on each side of the ridge. The Conservation Commission and the Department of Environmental Protection felt it would be better and safer if all stormwater went to 1 basin on the southwest quadrant of the site. This is an amendment to the special permit previously approved.

Jody Kablack pointed out this modification was approved in the original Conservation Commission Order of Conditions. The Planning Board had already issued the Special Permit when this issue arose. Ms. Kablack reviewed Bill Place's memo regarding runoff calculations.

Public comments included:

Mr. Miller, White Pond Advisory Committee of Concord: Does any of the drainage go to White Pond?

Bob Yelton: No

Mr. Tyler expressed that he was pleased with the Board's efforts for the modification plans.

Lisa Eggleston: Where is the access for maintenance of the basin?

Bob Yelton: Defined easement shown on plan; privately maintained.

Lisa Eggleston: Are there any Department of Environmental Protection conditions for stormwater?

Bob Yelton: No, only wastewater but the Conservation Commission reserves the right to require reports monitoring.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on Frost Farm Modification.

The Board reviewed the Frost Farm Modification Decision and instructed the Town Planner to make necessary revisions.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Frost Farm modification decision as amended.

The subdivision public hearing for Frost Farm will not take place. Town Counsel has determined "Lease of Land" is not a subdivision of land and therefore does not require subdivision approval.

Bob Yelton stated groundbreaking is scheduled for June 4<sup>th</sup>.  
(later rescheduled to June 12<sup>th</sup>)

Willis Hill Modification:

Public Hearing has been continued to May 23<sup>rd</sup>; the applicant was not prepared.

Fieldstone Farm: Bond Reduction

The Town Planner spoke briefly; the road is essentially complete, with minor items left.

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the performance bond for Fieldstone Farm to \$27,540.00.

A new surety bond will be requested in the reduced amount.

Harrington ANR:

The Town Planner discussed the proposed ANR for the Highland Ave. property. As a private way under the subdivision control law, the plan should be endorsed, however, the Town Planner and the Town Engineer did not think it looked right. There are 2 lots with adequate frontage on Boston Post Road, the back lot is taking frontage off Highland Ave. but not showing frontage on the plan. The Town Planner suggested the applicant delineate Highland Ave. on the plan.

Lisa Eggleston: Does frontage have to be accessible?

Jody Kablack: The Corcoran Land Court decision states if you can step on to the frontage, you have access.

The Board suggested to the applicant that he meet with Conservation to confirm the lots are buildable.

On motion duly made and seconded, it was unanimously:

VOTED: To deny endorsement of the Harrington ANR.

Trefry ANR – 42 Codman Drive - Lot line modification.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Trefry ANR as submitted.

Baldwin Estates ANR – To change lot lines.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the revised Baldwin Estates ANR dated 4-10-01 as submitted.

Land Use Priorities Committee Appointment:

On motion duly made and seconded, it was unanimously:

VOTED: To recommend the reappointment of Lisa Eggleston to the LUPC for the term of one year.

Design Review Board Appointment – The Board approved Thomas Rockwell as a member of the Design Review Board for the seat vacated by Trisha Hanlon.

Planning Board Minutes:

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes for 1/10/01, 1/24/01, 2/7/01, 2/15/01, 2/28/01 and 3/28/01.

Marrone Comprehensive Permit:

The Planner briefly reviewed the plan with the Board for recommendation to the Board of Selectmen. A Public Hearing is scheduled for May 7<sup>th</sup>. The plan is for a 16 unit (32 bedrooms) development on 2.5 acres on Route 20. Although the Board is pleased with the improvements, they will make the following recommendations to the Board of Selectmen:

- Technical feasibility should be documented; grading, groundwater, drainage, perc tests, parking
- Continue to request plans submitted by a registered architect and engineer
- Compliance with stormwater management
- Meet requirements of Title V
- Check with Town Engineer for drainage adequacy in Route 20

Board Reorganization:

On motion duly made and seconded, it was unanimously:

VOTED: To recommend William J. Keller, Jr. be reinstated as Chairman of the Planning Board.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend Lisa Eggleston be reinstated as Vice-Chairman of the Planning Board.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend Marianne D'Angelo be reinstated as Clerk of the Planning Board.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend Christopher Morely as Planning Board representative on the Economic Development Committee

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Michael Fee as Associate Member of the Planning Board.

Goals & Priorities:

The Board reviewed their Goals and Priorities for the upcoming year. The Town Planner was instructed to compile a list and send to the Selectmen.

Zoning Bylaw:

The Town Planner briefed the Planning Board on the action of a Conservation Commissioner regarding the Zoning Bylaw revision. Apparently, a Conservation Commissioner has called the Attorney General's Office requesting that certain sections of the Bylaw be invalidated. The Planning Board expressed dismay that no members of the Bylaw Review Commission were approached and directed the Town Planner to draft a letter to the Conservation Commission indicating their annoyance. The letter will be reviewed by Planning Board members via email before sending.

There being no further business to discuss, the meeting was adjourned at 10:25 p.m.