

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

The meeting was called to order at 7:45 p.m.

Twillingate Meadow: *Endorse Plan*

The Town Planner informed the Board that the Board of Selectmen were scheduled to accept the drainage easements on Monday, October 22nd. All other documents have been provided.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Definitive Subdivision Plan of Twillingate Meadow dated May 24, 2001.

Ironworks Farm: *Bond Reduction*

Jody Kablack met with the Town Engineer to discuss the bond amount for Ironworks. Currently they have a \$284,000 bond which Bill Place recommended be reduced to \$36,092.00. The Town Planner pointed out issues with the subdivision which have not yet been addressed:

- Drainage; no swale has been installed as of yet along the lot line on Lot 1
- Cul-de-sac island still does not have a landscape plan; residents have expressed concern with regard to sight distance being blocked.

The Planner's recommendation was to increase the bond amount Bill Place recommended to \$50,000 to cover landscaping and swale expenses along the property line of Lot 1.

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond amount for Ironworks Farm to \$50,000.

Fiscal Year 03 Budget:

The Town Planner is not proposing any major change to the FY03 Budget for the Planning Board.

There was an economic development position funded in the Selectmen's Budget for FY 02. The money has not been used but can be carried over. The Planner has been in discussion with the Town Manager for possible uses for the money (\$12,500). A prospect the Planner would like to continue discussing with the Town Manager would be for a Technical Consultant to the Sewer Advisory Committee to be hired to act as a liaison between the Town and cliental.

In terms of Capital budget, Lisa Eggleston would like consideration for a GIS system (Geographic Information System), a digital mapping and layering system. She suggested a discussion with Bill Place to determine whether this should be a capital project. Jody Kablack had been told by the Sudbury Foundation they would provide a grant for GIS.

Minutes for Approval:

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Planning Board Minutes for the following dates:

3/15/01	6/27/01
5/23/01	7/11/01
6/12/01	8/07/01

A request was made by the Chairman, Bill Keller to have a draft of the minutes emailed to him whenever a citizen makes a request for documentation into the minutes.

Cummings Properties/Sudbury Research:

The Selectmen would like Cummings Properties Plan to include:

- Highlight lighting in parking area
- Highlight lighting in dumpster area
- Show emergency access
- Show Frost Farm Driveway
- Reserve Parking Issue – The Selectmen want all reserved parking moved; centering on mitigating parking. Cummings is researching options.

Planning Board suggestions including underground or deck parking as well as parking along the back of the building were discussed.

The Town Planner had concerns with Bay Avary's plan showing a separate driveway to Frost Farm up to the lot line. The Planner thought this was too tight and too close to Conservation land. She feels the Town should ask for a more specific, larger plan of this area.

Lisa Eggleston: In addition to the reserve parking issue, resident and committee member, Hale Lamont-Havers is concerned with Unit 33. The parking will be in their sight and take away their view. Also wants to see the DEP's final determination with regard to Concord resident Steve Verrill's concerns.

Lisa thought it would be a possibility to reconfigure the unit.

Jody Kablack: The Selectmen meet Monday night. She will communicate to the Selectmen, the Planning Board's concern over the conflict area and suggestion to widen the driveway to the maximum (28').

The Planner met with Town Counsel, the Building Inspector and the Town Engineer to discuss the amount of impervious surface in Zone II. Although the existing conditions were legal at the time the lot was created, the approved parking was an error.

Some mitigation will be required, as well as a special permit from the Planning Board. Discussion continued and the Planning Board felt there was not sufficient information to make another recommendation to the Selectmen.

Lisa Eggleston: Until the DEP provides its final determination, the Town should not approve the proposal.

ANRs:

Applicant: Steve Glover, 14 Old Framingham Road
To change lot lines – meets all zoning

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land owned by Edward Shulkin dated 9-15-01 as submitted.

Miscellaneous:

Livermore Circle Plan:

The Town Planner brought forth some issues in regard to Livermore Circle. The approved Decision allowed some drainage changes with Department of Public Works approval. The developer needs clarification on exactly what needs to be constructed. The Board decided that the pavement should pitch towards the new lots, thereby eliminating the need for the first 2 catch basins. The rest of the system will be piped into the overflow area and will discharge into a catch basin in Maynard Road.

Lisa Eggleston: They need a maintenance plan as there is no Homeowner's Association.

Lisa Eggleston expressed concern with the Willis Hill II subdivision (also Mr. Quirk's property) in particular off Cudworth Lane. It appears that Mr. Quirk is redoing the grading.

The Planning Board also wanted the Planner to submit another memo to the Town Manager to have action taken on the bond. Mr. Quirk has not followed up on the Complaint he took out against the Board. We need to answer the complaint in order to take the bond. The Board feels the Selectmen may need to have different counsel if the issue is not resolved.

Frost Farm Resident Petition:

The future residents of Frost Farm requested microwaves be allowed over stoves. The Planning Board has no prohibition on the installation of microwaves above ranges.

Executive Order 418:

The State has money available (\$30,000) for community development. However, the State is making it more and more difficult to get. The Town Planner will attend a seminar given by the State to determine if it is worthwhile pursuing.

Mahoney Property:

The Scotts (applicant) requested another multi-board meeting without any attorneys to discuss what the Town is looking for. The original proposal was for one development, they now want 2 full Senior Residential Communities. The Board feels this is more density than the land can support. The Planning Board agreed the Town needs to speak with one voice to provide a definitive plan. A meeting with the applicant should not occur until the Town formulates a coherent settlement position by all Boards. The Planning Board's goals for this property include:

- Minimize density on the eastern side of the road
- Would like to see more than Conservation land accomplished; some recreational use
- Prefer one development

Town Meeting:

The Board discussed the Planners Projects and Priorities list and 2002 Town Meeting Actions which included:

- Walkways
- Flood Plain Map
- Street Acceptances
- Zoning Bylaw, Minor Revisions
- Zoning Bylaw, Major Revisions

Motions:

On motion duly made and seconded, it was unanimously:

VOTED: To release ANR Lot H of the Willis Hill Subdivision.

On motion duly made and seconded, it was unanimously:

VOTED: To sign a confirmatory release of Lot 2 from Chloe Estates (Powers Road).

There being no further business to discuss, the meeting was adjourned at 10:00 p.m.