

MINUTES
PLANNING BOARD
WEDNESDAY, SEPTEMBER 5, 2001
GOODNOW LIBRARY
Page 1 of 5

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

Absent: Michael Fee (Associate)

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

Prichett Property

The Town Planner updated the Board on the Selectmen's hearing held the previous night. The hearing was continued until September 10, 2001. Northland Residential is to put their intentions in writing, however, the Town Planner is still concerned with the Town's vulnerability if the Purchase and Sale is executed. Board members Bill Keller and Lisa Eggleston felt Northland's assessment of the situation was accurate but were apprehensive the development scenario could change.

Peter Crabtree was there as a representative of Northland.

Lisa Eggleston: Is the plan for 13 lots plus the farmhouse?

Peter Crabtree: The plan shows 12 lots, reserving the right to add 1 more lot. Could get soils for one additional lot on Camperdown Lane side, not Goodnow.

Jody Kablack: The extra lot would definitely be off of Camperdown Lane?

Peter Crabtree: Yes.

Jody Kablack: Would like that in written form.

Bill Keller: What about sidewalk plans?

Peter Crabtree: The sidewalk would go from the pond area down the lower portion of Goodnow Road, between the pond and Hudson Road.

Chris Morely: There should be room on the right-of-way for this.

Bill Keller: To maintain a sense of community, the residents should be updated.

Peter Crabtree: They are up to date to this point.

Jody Kablack reviewed the discussion of trails from the Selectmen's meeting should the Planning Board like to provide comments to the Selectmen.

Bill Keller: Would like to ask Northland to put thought into a trail to connect the two cul-de-sacs.

Lisa Eggleston: It would provide pedestrian activity.

Peter Crabtree: Northland will consider possibilities.

The Town Planner referred to her memo of August 31, 2001 in which she reviewed the 1987 Definitive Subdivision Plan to create a house at the end of Goodnow Road

(Shepperd Lot). The cul-de-sac created is a private way. The rest of Goodnow Road is public. The Shepperd's driveway goes directly through the cul-de-sac.

Lisa Eggleston: Could lot 8 get frontage off Grindstone?

Jody Kablack: Yes, with the creation of a cul-de-sac (which is not preferred). However, more of a concern to the Planning Board was where a turn-around would be and that it be subject to the approval of the Planning Board.

The Planning Board should state the additional lot should not come off of Goodnow Road. It should state no more than 11 lots in the Purchase and Sale; look at it as a per lot basis.

Peter Crabtree: The basis for the Purchase and Sale framework was that Mr. Prichett wanted to close in the fall. Northland was to take title to property after approval of 7-11 ANR lots, then go for their own approval for Camperdown Lane Subdivision.

Jody Kablack: With regard to the Performance Bond, it was said to go through the Department of Public Works, however, feels the Planning Board should be administering it.

Currently the school buses do not go down Goodnow Road.

Jody Kablack: Regarding the school buses, they could not get an answer, which provides more credence to a walkway. Also, there are not any stormwater management plans developed as of yet; most of drainage by swales.

Lisa Eggleston: Would Camperdown be subject to Conservation Committee?

Jody Kablack: No.

Lisa Eggleston: Department of Environmental Protection stormwater regulations are only through Conservation; if they do not have jurisdiction, the Planning Board can not apply or administer.

Lisa Eggleston: Did we get final write off from the Fire Chief?

Jody Kablack: Yes.

The Planning Board instructed the Town Planner to draft a letter to the Selectmen with the following concerns:

- Trail
- Additional lot not to be on or accessed off of Goodnow Road
- Bond
- Turn-around Plan
- Walkway

Ironworks Farm

The Town Planner reviewed the original design for Taintor Road and its drainage complications; natural grade down Taintor with 2 catch basins – it is puddling. The neighbors are unhappy the problem has not been alleviated or exasperated. A plan with a swale was supposed to resolve the issue, however, it was not properly constructed.

The Town Planner and the Town Engineer met with the architect to discuss the problem. Two catch basins tied to each other were put in at the low spot, which will tie into a perforated pipe and swale. This should provide some relief. They also dug an area and filled it with stone for leaching capacity (storage). They would like to install something on resident Andrew Fay's property to resolve the drainage issue. They will continue discussions with Mr. Fay.

Thornberry Lane

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on Thornberry Lane until September 11th at 7 p.m. at the Goodnow Library.

Woodside Subdivision Modification – Vote Decision

The Board reviewed the Draft Decision prepared by the Town Planner.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Woodside Subdivision Modification.

Frost Farm

The Town Planner updated the Board on the status of the Performance Bond. The Bank financing the bond and Town Counsel have requested the bond now as opposed to the Planning Board's decision to request it prior to first occupancy. Citizen's bank has requested they retain \$610k (Planning Board requested \$580k). They will enter into a third party agreement per Town Counsel in which we will all be tied to each other. It is termed as an Infrastructure Agreement in which Citizen's liability decreases as the project progresses. The Planning Board will not sign this agreement, it will be signed by the Town Manager. The Board was comfortable with the process as briefed by the Planner.

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount for Frost Farm at \$580,032.00 per Bill Place's memo.

ZBA Petitions

The Board reviewed the 6 applications before the Zoning Board of Appeals.

1. Francis Vanaria: No comment
2. Verizon Wireless: Planning Board recommends Site Plan Approval/Review by the Board of Selectmen
3. Walsh & Kessler: No comment
4. DeSousa: No comment
5. Siam Garden: The Planning Board recommends the following:
 - Should require Design Review Board approval
 - Construction & curbing should be done in compliance with site plans
 - Should close easterly entrance/exit
 - Parking should be delineated; directional signs provided
 - Landscaping along Route 20
 - Bond should be posted to ensure completion of work
6. Grande: No comment

Liberty Hill – Bond Release

On motion duly made and seconded, it was unanimously:

VOTED: To release the bond held for Liberty Hill in the amount of \$7,149.00.

Miscellaneous:

ANRs

Willis Hill Trust: Reconfiguration of lot lines, Maynard Road. Meets all regulations.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Willis Hill ANR dated 8-13-01 as submitted.

Benjamin Lawhorn: 146 Dakin & 26 Field Road; to create new lot. Meets all zoning requirements.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Lawhorn ANR Plan of Land for Dakin and Field Roads as submitted.

Country Village: Abbottswood

The Town Planner reviewed the discussion from the Selectmen's meeting. Country Village was never considered a Dead-End, the decision of the Planning Board never stated through traffic would not be allowed. The Planner feels the Board should clarify their position. The official map shows it as a street; Bill Place should still have jurisdiction. The gate built on Country Village was not to prevent traffic.

Sign Bylaw Recodification:

Bill Keller discussed the current undertaking of the sign bylaw recodification by the Design Review Board. It has been suggested and was the opinion of Bill Keller, that a committee encompassing citizens, Board members and business leaders be appointed. Jody Kablack will provide a list of Business people who attended the Downtown Visioning Workshop to Selectmen Larry O'Brien.

There being no further business to discuss, the meeting was adjourned at 9:50 p.m.