

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

Absent: Michael Hunter

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

Foreign Motors West – Site Plan Recommendations to Selectmen

Present on behalf of Foreign Motors: Bruce Ey; Schofield Brothers and Attorney Myron Fox; Rollins, Rollins & Fox.

Myron Fox reviewed the plan changes since the time the Planning Board recommended approval to the Zoning Board in February. The applicant has moved the test track from the front of the building to the westerly side per the Planning Board's recommendation. Chris Morely: The driveway is still located in the front so that trees will not have to be cut?

Myron Fox: Correct. The applicant has been before the Sudbury Zoning Board of Appeals, the Design Review Board, the Building Department and the Wayland Planning Board and Zoning Board.

Mr. Fox addressed a memo dated April 9, 2002, from the Town Planner, Jody Kablack and each comment referenced in it as follows:

- 1) The applicant is scheduled for further meetings with Boards of both towns. The Town Planner stipulated that all signs, regardless if they are in Wayland or Sudbury, should be reviewed by the Town of Sudbury.
- 2) With reference to the car wash; the Zoning Board provisions are such that cars cannot be washed on site.
- 3) The total spaces will be 118 with 4 or 5 being in the showroom and 49 for vehicle storage in front; the applicant will take away 2 spaces for this requirement and add landscaping at the front easterly corner.
- 4) Addressed this concern with the removal of 2 spaces and added landscaping.
- 5) The applicant will have a surveyor go on site to address removal of signs in the corner lot (right-of-way).
- 6) This landscaping provision does not apply for parking in Wayland.
- 7) The Sudbury Zoning Board has expressed concern with the vehicle storage and the Mass Highway facility being shielded. The applicant will make an effort to shield in a manner consistent with Board's request.

- 8) It was suggested to the applicant to speak with Hatch & Son regarding tying into their drainage system. Foreign Motors did make contact but was declined.

Bruce Ey reviewed the aesthetics of the new vehicle storage area which was originally proposed to be a flat area. They will be removing the hill and have a 30' buffer from Route 20 with street trees (possible white pines for screening). The existing grade should not be changed. The Board instructed the applicant to have any grade changes shown on the plan. There is an old gravel pit which had been cut into that Foreign Motors will be filling in (approximately 15').

Chris Morely: That area will be all asphalt from top to bottom?

Bruce Ey: Yes

Chris Morely: How many feet of landscaping?

Bruce Ey: 30' of landscaping to Route 20. No run-off to Route 20. A deep sum basin into a leaching chamber will be installed in the vehicle storage area. The applicant will screen the Mass Highway facility with landscaping; proposing an 8' cedar fence as close to Route 20 without impacting sight distance as possible. They will not be using the access easement located on the property line. Also excellent soil conditions there.

Chris Morely: Will the trees on the property line of Siam Gardens all be cut down?

Bruce Ey: Yes, but we will be adding some screening; still will need to have some vehicles in view.

Chris Morely: What does the landscape plan for Wayland involve?

Jody Kablack: The Design Review Board is currently looking at it.

Bruce Ey: We are proposing pre-treatment of stormwater. Drainage at the vehicle storage was a concern; proposing a deep sump with a separator before hitting the leaching chamber.

Lisa Eggleston: Will you be fueling on site? Concerned with cumulative gasoline in show room cars.

Bruce Ey: There is no fuel storage on site except for in the cars.

In regard to item 11 on Jody Kablack's memo dated 4/9/02, the Zoning Board was concerned with car carriers and the maneuverability for delivery trucks. The applicant tested access and found it feasible.

Referring back to Planner's memo dated 4/9/02, item 12, existing and proposed impervious surface amounts are in the drainage calculations, but will be added to the plan.

The applicant has taken the Design Review Board's recommendation regarding the building façade.

Jody Kablack: The freestanding sign in Wayland should be addressed as applicant has implied it may be internally lit.

Mike Fee: What are the proposed hours of operation?

Bruce Ey: Mon-Fri 7 a.m. – 8 p.m., Sat. 9 a.m. – 5 p.m. and Sun. noon – 5 p.m.

Mike Fee: What about the lighting plan?

Bruce Ey: The lighting plan has been presented to the ZBA, however, the original proposal will not be sufficient for the fixtures now proposed on the exterior or interior.

Jody Kablack: This public hearing has been advertised in the Selectmen's hearing notice which is open to the public also.

Bill Keller addressed those present and asked for public opinion.

Michael Carney opined the lights are now obtrusive, regardless of the design.

Bruce Ey responded that no lights will be shining upward and that it was a standard design.

The Town Planner was instructed to prepare a positive recommendation to the Selectmen based on tonight's discussion.

Sprint PCS, North Road, Town Gravel Pit – Water Resource Special Permit - Public Hearing

William Keller read the public hearing notice into record.

The application is for the installation of a free standing monopole with antenna arrays and ground equipment for purposes of operating a wireless telecommunications facility off North Road.

Present on behalf of the applicant: Scott Lacey – Sprint representative; Gerry Squires and their radio frequency engineer.

Scott Lacey: Responded to the Town Engineer's letter dated 4/2/02 in which he stated there appeared to be no negative effect on the water resource protection district as a result of the proposal. They are proposing an interior antenna inside a 100' monopole (40 x 40 area) necessary to cover radio frequency. The entire area will be located as far west as possible with the tower being 125' from the property line. Access to be through the water department and town properties. The access road is not shown on the plan, however, because it may be moved depending on town use. Per a concern of the Town Engineer, there is no back-up generator proposed at this site. The cabinets are self contained (with a back-up battery pack; no diesel, etc.). They will be using the same pole/material as the Cummings property with an 18-20' square pad foundation; base structure will be 15' below the ground (compacted gravel).

Jody Kablack: Ground water was not encountered within a 15' depth.

Chris Morely: There will be no fuel storage on site?

Scott Lacey: Yes.

Lisa Eggleston: What is the setback in the bylaw?

Jody Kablack: 125' from the property line; this is right on the edge of the line.

Lisa Eggleston: And the setback for residential?

Jody Kablack: 500' residential; 1000' from school facilities.

Jody Kablack: The applicant did not have the Water Resource regulations when they prepared the application. They will need written requests showing any waivers they are asking for will not have detrimental impacts. The Planner reviewed a list of requirements the applicant will need for the Planning Board including: locus plan, total lot area of wetlands with calculations on the plan; impervious surface numbers, topography changes, grading, groundwater elevations, drainage plan.

Lisa Eggleston requested they state the impervious surface and what will be on it .

Jody Kablack: How is the electric service to be obtained? Who owns it and who pays for it?

Scott Lacey: Overhead lines run from a set of poles adjacent to the Town property (behind Cummings) as per the Town Engineer's suggestion.

Michael Fee: Would like the builder to provide a narrative of construction methods to help the Board determine whether it will be detrimental to water quality.

Lisa Eggleston: Standard erosion and sediment control should be included also.

Discussion was opened to the public; no comments were made.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing on Sprint PCS Water Resource Special Permit to 5/8/02 at 8:45 p.m. at Town Hall.

Carding Mill Lot 16 – Clearing Violation

Present was the owner of the property, Elizabeth Gormley and landscaper, Michael Carney from Sudbury Lawn and Landscape. The violation involved clearing of vegetation by the property owner as noted by the Conservation Commission. The owner provided a planting scheme to Debbie Dineen, Conservation Coordinator, which included white pines, hardwoods, high bush blueberry and natural grasses. Maturity will take 5-10 years and should be installed over the next 8 months.

Jody Kablack: The Planning Board will need a copy of the plan for the file to ensure compliance. Why will it take 8 months to install?

Mike Carney: Drought conditions. Most vegetation will be planted in the fall.

Mike Fee: What is the estimated cost?

Mike Carney: \$6-7k to install; will also need to irrigate

Bill Keller thanked the property owner for meeting with the Board to address the issue.

Prichett Property – Revisions to Goodnow Road Turn-around

Peter Crabtree from Northland Residential, referred to a letter between the Town and Northland dated September, 2001 regarding Chapter 61A. In this letter it referred to improvements suitable for town trucks and emergency vehicles while respecting the integrity of the property. Northland designed 4 options, 3 involved town rules and regulations for driveways (all on file). Although option 3 allowed saving a significant amount of trees, the applicant feels option one provided the best fit. In this option, the extended driveway fits the topography very well and saves the most trees, cutting only 1 or 2, with the turn-around extension going to the new lot's driveway (lot 9 by the field). An additional emergency turn-around would be at lot 2 half way between Goodnow Road and Hudson Road.

Lisa Eggleston: How many lots would be accessed when you say half way?

Peter Crabtree: 5 lots; the turn-around entrance would be 18' then would follow the radius for a proper turn-around.

Lisa Eggleston: Is there any flexibility in the location of a cul-de-sac?

Peter Crabtree: No, it is already pushed into the woods.

Chris Morely: What about relocating the stone wall presently there?

Peter Crabtree: That would not affect tree removal.

Mr. Shepherd (abutter): Obviously would like it to remain as it currently is, however, is comfortable with the 3 options prepared by Northland. Option one was the most favorable to him as it provides less tree removal and is a better option than a cul-de-sac.

Bill Keller: Was also content with the options provided, however, the Board needs to consider the memo from the Town Engineer and Fire Chief.

Lisa Eggleston: Basically they feel a cul-de-sac is necessary. She understands their point that it is needed for town and emergency vehicles, however, would hate for aesthetic purposes to see a cul-de-sac.

Mike Fee: Finds Northland's argument compelling; this is a pristine area to cut down and take apart the landscape. Does not feel the Engineer and Fire Chief have provided enough specifics as to why a cul-de-sac is necessary. He feels it is the obligation of the Planning Board to carefully look at situations such as this.

Marianne D'Angelo: Understands the Board's obligation to do that, however, the Board is also obligated to view this as a development and the long term affects on the town.

This area will be changing, there will shortly be 10 homes there and she feels the Fire Chief's and Town Engineer's opinion for public safety should be first and foremost.

Discussion continued on current town and emergency vehicle access among the Board and resident, Mr. Shepherd.

Peter Crabtree reiterated the agreement between the Town and Northland to provide vehicle access while maintaining integrity of the area. Feels option one provides access while limiting disturbance.

The Planning Board was split on the best option and instructed the Planner to draft a letter to the Town Engineer and the Fire Chief stating the Planning Board is reviewing the proposal while stating it would ultimately be the Board's decision.

Whitehall Estates II – Modification request to install utilities in driveway

Tracy Boehme, owner of lot 2, is requesting utility installation for this subdivision be in the common driveway as opposed to Whitehall Circle which is currently shown as a paper street on the subdivision plan. She has spoken with Bill Place, Town Engineer, who was agreeable to the proposal. She pointed out that in the covenant, it was stated the utilities would go up the common driveway, however, the Board was under the impression they would go in Whitehall Circle. Sullivan Connors (Engineering firm) suggested a water line in the center of the road with the utilities 3' to either side. The ash trees would not be affected by the utilities going in the driveway. It's likely all the ash trees are dying, but they would like to wait a few weeks to see if they bud. Everyone consulted agreed the roots will not be affected; compaction has occurred already. The decision states if trees need to be removed, the Planning Board needs to approve what is replanted.

Jody Kablack: Suggested she come back with a letter stating the compaction issue (that utilities will not impact roots) as well as submitting a horticultural report.

Lisa Eggleston: Would also like a separation requirement.

The applicant was instructed to return before the Board on May 22, 2002.

Miscellaneous:

Dakin View - Bond Reduction

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond on Dakin View to \$100k per Bill Place's recommendation.

Design Review Board Appointments

On motion duly made and seconded, it was unanimously:

Voted: To reappoint Thomas Rockwell and Deborah Kruskal to the Design Review Board.

Community Preservation Committee

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Christopher Morely as the Planning Board representative to the Community Preservation Committee.

Board Reorganization

On motion duly made and seconded, it was unanimously:

VOTED: To nominate William Keller, Jr. as Chairman of the Planning Board; Elizabeth Eggleston as Vice-Chair and Christopher Morely as Clerk.

There being no further business to discuss, the meeting was adjourned at 10:30 p.m.