

Present: William J. Keller, Jr. (Chairman), Lisa Eggleston, Christopher Morely,
Michael Hunter, Jody Kablack (Planner)
Absent: Michael Fee

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

Forestside Estates Subdivision - Endorse Plan

The Planner recommends endorsement; the applicant made changes requested by the Water District. There are no other issues with the plan.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse Forestside Estates Subdivision Plan of Land.

Peter's Way Extension Definitive Subdivision – VOTE DECISION

The Board reviewed the draft Decision prepared by the Town Planner.
The Decision was reviewed by Town Counsel.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Definitive Subdivision Decision of Peter's Way Extension as prepared by the Town Planner.

Goodnow Farm Definitive Subdivision – VOTE DECISION

The Planner reviewed the minor changes. At the site visit, the Fire Chief was satisfied with accepting less of a turnaround if the water was brought in from Grindstone Lane with a hydrant installed at the end of Goodnow Road. Northland agreed to this, which also negates the need for the utility easement request.

Northland asked for a restriction on building; no further division of lots within the subdivision, in order for buyers to be completely aware of the original intent.

Bill Keller commented this was very appropriate whereas the Town did not purchase this land, it will provide the Town with better options for preservation of community character.

There was a brief discussion on the language for this condition to be added into the Decision.

Jody Kablack: Since the site visit the plan has to be revised to reflect the approved subdivision specs, will the turnaround be paved as well?

Peter Crabtree: That has not been discussed yet.

Jody Kablack: The owner of Lot 9 is responsible for maintenance/plowing. It is private land; a private way, however the Town will most likely maintain. They did not want to make it a public way, not built to standards.

Lisa Eggleston: Is Bill Place in agreement as the Fire Chief is?

Jody Kablack: It is not the Town Engineer's preference, but does say it is feasible.

Lisa Eggleston: The waterline is a condition of this subdivision?

Jody Kablack: Yes, lot 9 was taken out of condition. Prior to the water line, it was going to be a private well; now it is Town water. The property is within the water district; residents may petition them if they want town water all the way up Goodnow Road.

Lisa Eggleston: We are not waiving the dead-end street length because it is not a dead-end street. This must be reflected in the minutes but should it also be documented elsewhere in the event it comes up at a future meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Goodnow Farm Definitive Subdivision Decision as amended and subject to the Chairman's final review.

Associate Member Interview: Eric Poch

Jody Kablack: For the record, the vacancy for Associate Member has been advertised on the web and in local papers (including the Globe). There are currently 2 additional applicants to be interviewed by the Planning Board on July 31st.

Bill Keller: Thanked Eric for his interest in the vacancy on the Planning Board.

Why do you want to be a member of the Planning Board?

Eric Poch: A sense of civic duty which he would also like to eventually extend to other Boards, possibly the Selectmen. He feels the Planning Board is a very key Board in all Town aspects. He has also served on other committees including Strategic Planning, Economic Development Committee, and Route 20 Visioning. He believes his business (Corporate Finance) and experience would benefit the Board.

Bill Keller: What would you most like to see the EDC accomplish in the next 12 months?

Eric Poch: The Business District Master Plan as well as areas discussed at last month's Route 20 Revitalization Meeting.

Bill Keller: What do you think would revitalize Route 20?

Eric Poch: Wastewater Treatment; Zoning Bylaws; Permitting Recodification; Aesthetics – all would be good for revitalization.

Bill Keller: What would you like to see done with Route 20?

Eric Poch: For starters, take out the Railroad Crossing at Route 20. Also would like to do away with the Sudbury Farms exit; get rid of overhead power wires; slow traffic speed to 25 m.p.h. with pedestrian crossing by Raytheon (State law sign). Particularly concerned with children trying to cross that area.

Jody Kablack: Would like to see a Transportation Task Force; could have been proposed/discussed at last Task Force Meeting.

Eric Poch: Would like to see standardization of speed limits.

Jody Kablack: Actually would be less beneficial to post speed limits as it is based on an average speed and therefore, could actually go higher. It is determined by local police and ruled by the State. The typical speed limit is 25 m.p.h. throughout town.

Thinks a slogan and marketing campaign for speed safety would be beneficial.

Eric Poch: Likes the idea of the Town taking over Route 20 and obtaining money from the State for maintaining.

Lisa Eggleston: Do you have a good understanding of what the Planning Board does?

Eric Poch: Knows a fair amount of the Board's duties and responsibilities. In addition, he is familiar with the bylaws.

Lisa Eggleston: Likes the fact that Eric has a broad spectrum of interests in relation to Town government.

Jody Kablack: What is your position on the Wastewater issue?

Eric Poch: Believes first and foremost that everyone needs a broad understanding of it. He has been working on the Citizens Advisory Committee and there are several positions to support all sides, regardless of where you are coming from.

Bill Keller thanked Eric for interviewing with the Board. He informed him there currently are 2 other candidates they will be interviewing and will get back to Eric at the conclusion of those interviews.

Jody Kablack: The Board will not be meeting in August so Eric will not be hearing from the Board until September.

Miscellaneous:

Lisa Eggleston referred to a letter from Attorney Gerry Cournoyer regarding Livermore Circle and asked if the applicant had withdrawn the plan?

Jody Kablack: The plan has not formally been withdrawn.

Duxbury Petition:

The Planner advised the Board not to sign the petition to amend M.G.L. Chapter 40B (affordable housing). This is a delicate issue and she feels the Duxbury position is too back and forth and may have motives other than they are stating.

The Planner updated the Board on 2 applicants; the Willow Hill School and Sudbury Farms will both be constructing walkways. Willow Hill should be approved by the Board of Selectmen on Monday.

Frost Farm Bond Amount:

The Planner recommended reducing the Bond for Frost Farm from \$580k to \$240k per the Town Engineer's estimate.

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond amount on Frost Farm to \$240k.

Mercury Estates Subdivision – Endorse Plan

The Planner recommended the Board endorse the plan.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Mercury Estates Subdivision Plan of Land.

Lisa Eggleston suggested to the Planner the Town Engineer increase his rates when estimating costs for work completion. The Planner will discuss with the Engineer.

ZBA Petitions:

The Board did not take a position on any of the petitions.

There being no further business to discuss, the meeting was adjourned at 9:30 p.m.