

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

The meeting was called to order at 7:50 p.m.

Willow Hill School Site Plan (98 Haynes Road)

Representing the applicant: Tom Peterman: McManus Peterman Architects
Rick Gorman: Judith Nitsch Engineering
Judy Vaillancourt : Willow Hill School

Tom Peterman: Provided a description of the school as it currently exists. The non-profit school is on 26 acres of land on Haynes Road of which approximately 2/3 is wetlands. Current enrollment is 56 students; special needs. There presently are 3 structures located on the Northwest corner of the campus; Porter building (multi-purpose), Phoenix building and the Wheaton building (administrative). Currently, there is no gym or athletic field. Student drop-off is from Haynes Road, which creates a safety issue due to insufficient sight distance and a blind spot for cars to the North.

Other major issues they are dealing with;

- parking lot is too small with only 19 spaces
- septic system in not Title 5; needs upgrading
- no system for storm water run-off

Their proposal is to enhance the campus starting with the demolition of the Phoenix building and replacing it with a 2 story building which will attach to the other two (Porter, Wheaton). 60% of the proposed building will be a regulation sized high school gym. Originally the plan included a 150' x 300' athletic field which is now being retained as green space. With wildlife and flood plain issues still outstanding, there was no feasible option for a field; however they intend to refile that portion of the plan in the near future.

A maintenance garage with 2 vestibules, one for a dumpster the other for vehicles, is proposed to be attached to the Wheaton Building. In addition, a small vestibule will be attached to the front of the house for entrance purposes, the Porter building will have upgrades to the entrance also.

The proposed parking area will be 70' further down Haynes Road; this will provide better site distance. This will enable approximately 25 cars to be cued as opposed to 4 which is the current situation. The drop off lane will be 2 lanes wide. The wetlands in the back of the property forced the parking plan to be in front, however, they are proposing a retaining wall for screening along Haynes Road as well as new and existing plantings.

Catch basins will go to an underground detention basin into a detention pond for drainage filter. Shingles on the new addition will be asphalt.

The applicant is again requesting not to have to fulfill the walkway requirement. Both the applicant and the Town Engineer feel this is not the best side of the street for a walkway. The applicant is a non-profit organization, funding does not allow for walkways. In addition, the existing fence is close to the street and the drop off roadway is already reduced as much as possible. Grading would be a further issue if a walkway were there.

Chris Morely: What are you proposing for lighting fixtures?

Tom Peterman: There are 2 types being proposed; Baller fixtures for walkway lighting and Pole fixtures for the parking lot. They will be well screened from the street.

Chris Morely: Meaning less glare for the neighbors?

Tom Peterman: Yes.

Bill Keller: Walkways have always been something the Planning Board is interested in. The Board appreciates cost concerns but the applicant may want to let the Town know the estimated cost.

Tom Peterman: Guessing between \$40-50,000; however, other issues could compound the cost.

Lisa Eggleston: Could you speak a little on stormwater management?

Rick Gorman: 2 parts to their stormwater management; collection from roof runoff and parking lot system. Roof runoff will go into an underground galley, parking lot go to a deep sump catch basin to a water inlet into a two stage water quality basin. The idea is to blend into existing landscape with an overflow system for a 1 or 2 year storm event.

Lisa Eggleston: Where is the 4' pipe?

Rick Gorman: At the terminus at the high end of water quality into low end.

Lisa Eggleston: It is not in the wetland area?

Rick Gorman: No, it's right alongside the line of the wetlands.

Lisa Eggleston: Where is the septic?

Rick Gorman: In the southwest corner of the site.

Lisa Eggleston: Sight distance issue, referencing Bill Place's memo dated 6/21) – the change to the entrance was to improve sight distance?

Rick Gorman: Yes, Bill Place also thinks selective pruning will help. The situation is not ideal but is being improved.

Lisa Eggleston: Are there plans for the clearing and planting issue?

Rick Gorman: They will be planting mostly trees, the fence post caused issues.

Lisa Eggleston: Can a tangent sight line be established?

Rick Gorman: We would have to do a lot of clearing in order to get a true benefit.

Tom Peterman: The applicant requested an offset from the street – they had to move the exit further from the street.

Lisa Eggleston: It was shifted about 20'?

Rick Gorman: Yes.

Lisa Eggleston: Selective cutting and screening should be resolved at the site visit.

Tom Peterman: They had proposed ground covering; may want to reposition shrubs.

Chris Morely: Sounds as if they have considered all possibilities.

Mike Hunter: The drop off is on the Northwest side – won't the canopy capture the prevailing wind?

Tom Peterman: Yes, in the winter it is a northwest wind and southwest in the summer.

Mike Hunter: Potential frost pocket.

Tom Peterman: The intake and exhaust from the building are on the opposite side.

Judy Vaillancourt: In addition, they limit the amount of time cars are allowed to idle.

Lisa Eggleston: At what times is the parking an issue?

Judy Vaillancourt: At all school functions, at the end of the day, when there are scheduled appointments. If there is an evening function, they park on the grass at Porter.

Lisa Eggleston: Are you losing that option?

Rick Gorman: Yes, however, the parking lane should allow approximately 25 more cars before resorting to parking on Haynes Road.

Lisa Eggleston: You had said the dumpster will be in the garage? Will it be accessible?

Tom Peterman: Yes, the current plan has a 6' square dumpster in one bay and the vehicles in the other bay. It will be accessible.

Bill Keller: Jody Kablack's memo speaks for the Planning Board, along with the walkway issue.

Lisa Eggleston: What about a public way access permit?

Jody Kablack: That is the Board of Selectmen's jurisdiction.

The Board instructed to send a memo to the Selectmen on their behalf recommending approval of Will Hill School Site Plan with the following conditions:

- A site visit must be conducted to evaluate sight distance at the northern access and to determine if the landscaping plan may need to be revised.
- Construction of a walkway on either side of Haynes Road or if not feasible, a contribution to the Town Walkway account.
- Further discussion on the proposed athletic field, including the option for the Town to be permitted use of the field when the school is not utilizing it; or if it may be rented out for use.

Goodnow Farm Definitive Subdivision – Continue Public Hearing

Peter Crabtree and Jack Dawley of Northland Residential were present.

Bill Keller conducted the public hearing and reviewed documents received since 6/5.

Peter Crabtree: Per the Town Planner's request, the plan has been revised. Two additional conduits to the road were added; property notations were put on the plan; lots 13 & 14 were back to 65'; title certification and site review were submitted.

Addressing Jody Kablack's memo dated 6/25, Camperdown Lane is being viewed as a non-dead end street. The Fire Chief has withdrawn his request for a fire hydrant.

Lisa Eggleston: Regarding the dead end street?

Jody Kablack: During the Run Brook IV subdivision, a waiver was granted for access purposes. When the Selectmen were asked to consider Abbottswood/Camperdown Lane a dead end, the Planning Board recommend denial. The Selectmen amended regulations but did not actually vote.

Lisa Eggleston: There is adequate capacity for drainage – has read reports and is in favor of not requiring additional drainage structures.

Jody Kablack: The landscape plan will be submitted , specs are on the plan.

Lisa Eggleston: Have water connections been resolved with the water department?

Jody Kablack: Yes, the water department was confused – the Fire Chief did not require houses on Goodnow to be sprinklered.

Chris Morely: Are the new houses being designed with sprinklers?

Jack Dawley: No. On Jody Kablack's application evaluation, she recommended not to approve the 20' wide road on Camperdown. Jack Dawley feels this is adequate and is still requesting approval. With the 2 cul-de-sacs (Camperdown and Goodnow), they tried to create safe and aesthetic turn-a-rounds. They scaled down the cul-de-sacs with much vegetation clearing and have been open to discussing their outline of the Master Plan agreement. They requested the Planning Board grant removal of the Goodnow Road cul-de-sac requirement. They feel it would be less impactive to the land.

Jody Kablack: Sometimes they go down to 22'. She asked Bill Place for a statement for a comprise. Bill was okay with 22' for 5 lots or less, but would prefer to keep a 24' width for Camperdown.

Chris Morely: Your major concern is the 4' cut?

Jack Dawley: Feels they solved the cut with the grade. Would like it clarified tonight.

Bill Keller: That will be done at a later meeting. The public hearing will be closed tonight. Would like the applicant to end with why the Planning Board should approve the plan.

Jack Dawley: The applicant reviewed the 3 proposed options as well as the walkway into lot 9. Feels a 3 point turn could be articulated. They have addressed grading issues while maintaining pastoral environment sensitivity all the while keeping the purpose of maintaining aesthetics while enhancing public safety. They have tried to keep in that spirit and in obligation to the Shepherds.

Bill Keller: Feels the "Y" option works best.

Jack Dawley: They are willing to continue to work with the Town Engineer, Planner and Fire Chief.

Chris Morely: Mr. Shepherd prepared an excellent letter; did the Fire Chief ever respond?

Mr. Shepherd: No.

Bill Keller asked Mr. Shepherd his opinion.

Mr. Shepherd: We don't feel the cul-de-sac is appropriate for that location; it would be out of character and detract from property values. There is currently a lot of foot traffic at that location – people would lose aesthetics.

Mike Fee: Is this within our jurisdiction?

Jody Kablack: The Town Manager feels it is within their jurisdiction; Town Counsel determined it should be the Selectmen's but the Fire Chief and Town Engineer have the jurisdiction.

Bill Keller: It is reviewed by the Planning Board and therefore, the Board should have some authority.

At this point the public hearing was open to the public. There were no comments.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on Goodnow Farm Definitive Subdivision.

On motion duly made and seconded, it was unanimously:

VOTED: To direct the Town Planner to prepare a draft decision on Goodnow Farm for the 7/17 meeting.

Willis Hill II Definitive Subdivision – Continue Public Hearing

Present: Robert Quirk

Bill Keller coordinated the public hearing and listed new documentation since the 6/5 hearing.

The applicant requested an extension to 9/30 as his engineer did not have all the work done. He will build a stone wall or whatever the Board feels is best.

Bill Keller: The Board is anxious to see the details done ASAP for many reasons, including for the neighbors.

The hearing was open to the public.

Katie Willard: Has there been any correspondence from Town Counsel?

Bill Keller: We have not received anything yet.

Jody Kablack: With the exception of the title issue. (Provided a copy for resident.)

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on Willis Hill II Definitive Subdivision to 7/31/02.

On motion duly made and seconded, it was unanimously:

VOTED: To accept the extension request on Willis Hill II to 9/30/02.

Peter's Way Definitive Subdivision – Continue Public Hearing

Applicant: Laura McCarthy and her attorney, Bob Abrams, were present.
Town Engineer, Bill Place, also present.

Bill Keller coordinated the public hearing; listed new documents received since 6/5.

Bob Abrams addressed the items from the Town Planner's memo dated 6/5. The wetlands line was put on the plan as well as lot numbers and the engineer's stamp. The driveway on Peter's Way will not be shown until Conservation reviews.

Jody Kablack: The 2 major differences with the current plan is that the driveway width is shown and the wetland line is delineated.

Bob Abrams: Peter's Way was put in for site distance purposes and for cemetery road. As Conservation had previously approved the Order of Conditions, he assumes they will again.

Bill Keller: Will there be any benefits for the town cemetery?

Bill Place: Definitely, there would be better access for vehicles. In addition, when there are large funerals/burials, with many cars, this plan opens the sight distance for them.

Mike Fee: What waivers other than the length of a dead-end?

Jody Kablack reviewed the waivers being sought by the applicant which included:

- 50' separation of abutting Town Property
- Locus sheet
- Location of trees greater than 8"
- Roadway profile

Jody Kablack stated there were no other design waivers being sought. If they wanted to do more than one house, the applicant would have to come back before the Planning Board.

Lisa Eggleston: Would a request to subdivide parcel 3A have to come back before the Board as well?

Jody Kablack: Yes.

Sander Rikleen; Attorney for Codman Drive abutters: He was asked for the document relating to the 3 lots imposed regulations by Planning Board for agricultural restriction. He submitted that. The problem with the proposal is that if the agricultural restriction is in place the road cannot be crossed where the house is being proposed. He suggests putting the condition of the land court ruling in the decision.

Mike Fee: Parcel 3A is legally not currently agriculturally restricted. Your argument is that it is; the legal status as it stands today is clear. Don't you have claims you can assert against the applicant?

Sander Rikleen: That is why I suggested putting it in the decision that the Board cannot determine the outcome of litigation, thus preserving everybody's rights.

Bob Abrams: Suggest the Board not make a decision based on pending litigation. Should that be what the Board decides to do, Mrs. McCarthy would rather withdraw this application. He then referenced Town Counsel's letter to Mr. Rikleen.

The hearing was open to the public; there were no comments

On motion duly made and seconded, it was unanimously:

VOTED: To close the Public Hearing on Peter's Way.

Jody Kablack: Conservation will conduct a full process. Town Counsel agreed with Mike Fee, the applicant is at risk not the Planning Board.

Mike Fee: Take away the litigation – there is no agricultural restriction.

The Town Planner was instructed to prepare a decision for the 7/31 meeting with Town Counsel's review.

Willow Hill School

The Board continued discussion on the sidewalk issue and clearing issue and potential options. The Board will conduct a site visit.

Forestside Estates – Set Bond Amount

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount for Forestside Estates at \$168,000.00

Tri-Party Agreements for Bonds:

Jody Kablack asked the legal members of the Planning Board if they had any issues with tri-party agreements which typically are between the Town, Developer and Lender.

The legal members saw no issues with the practice.

Willis Hill Update: Jody Kablack informed the Board the paving was completed by the Town's contractor.

Friends of Water Row Neighborhood Association:

The Town Planner reviewed a letter from Laura McGrath and Margaret Castoldi regarding temporary recreational use of Water Row. The Board instructed the Planner to respond to the Town Manager with their advice. The decision is under the Board of Selectmen's jurisdiction.

Associate Member:

The Planner was instructed to put a notice into the paper for the Associate Member vacancy on the Planning Board.

Fish/Wildlife Proposal for 18 Acre Purchase

The Board reviewed the proposal; opines it is a great opportunity. The Selectmen should review with the Water District.

Goodnow Cul-de-Sac:

The Board continued discussion on the proposal. The Town Engineer's and the Fire Chief's recommendation on public safety were discussed. The Planning Board feels this is a unique situation where it is viewed based on issues including but not limited to public safety. The Board discussed the extent of their jurisdiction based on the interpretation of the agreement in the subdivision document and the Master Plan Document. The Board instructed the Town Planner to draft a letter to the Selectmen that the decision be subject to the approval of the Fire Chief and the Town Engineer while recognizing the intensity of low usage in the area.

There being no further business, the meeting was adjourned at 10:40 p.m.