

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

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

**Kayla Court** – Preliminary Subdivision Discussion

The applicant, Andrew Donovan and Wayne Chouinard of Weston Engineering & Survey were present. The proposal is for the subdivision of property located at 175 Landham Road which also abuts land on Cutler Farm Road, into one additional lot. It is the intention of the applicant to maintain this as a private way. This proposal has been discussed with the Planning Board several times as a preliminary plan. The applicant is seeking the following waivers:

- 50' separation for right-of-way to abutting parcel
- cul-de-sac design & construction
- Filet radius on right-of-way
- 1200' restriction for dead end streets

At the request of the Planning Board, the applicant has gone to the Conservation Commission to obtain an Order of Conditions.

Chris Morely: How much smaller is the bulb in this proposal?

Wayne Chouinard: 50' radius instead of 60'.

Chris Morely: Is the filet substantially different?

Wayne Chouinard: It is only slightly different, they were limited due to existing property lines.

Jody Kablack: The filet radius is typically a design requirement to provide flexibility of an angle into street being designed safely.

Jody Kablack: Is the frontage along the right-of-way still 180'?

Wayne Chouinard: 180'+; basically flip-flopped the property line.

Jody Kablack pointed out to the Board the applicant had fashioned a deal with the Cutlers prior to regulations being implemented. The applicant originally proposed 2 lots.

Chris Morely: What is the area of the lot being created?

Wayne Chouinard: 40k+ (41,820 square feet), with a large portion remaining as conservation.

Chris Morely: What is the distance from the drainage basin on the abutting lot?

Wayne Chouinard: Septic is 50' from drainage.

Lisa Eggleston: What about the environmental hedge?

Wayne Chouinard: They are being sensitive to the nature of the Riparian zone.

Jody Kablack: Basically, the applicant seeks the same waivers as the March 2001 review. As mentioned then, the Board will still need to see a full build plan prior to granting any waivers. In addition, they will need to discuss drainage calculations more with a full design for them.

The applicant inquired whether the Board could waive the full build plan requirement for cost reasons. The Chairman told him it is a requirement of every applicant to show it is possible to do full specs prior to waivers being discussed.

Jody Kablack: Only 40' constructed grading surface; the filet would have to be granted for construction to be done to design standards.

Lisa Eggleston: A waiver could be granted on 50' bulb size turn-a-round so in the plan a 40' radius would be shown.

Jody Kablack: Feels the reduced radius of the cul-de-sac was a good alternative as the setback was pushing the house into the riverfront.

The Board instructed the applicant to go to a Definitive Plan.

### ***Zoning Board of Appeals – Petitions***

Anthony & Lynne Pellegrino; 192 Dutton Road

On motion duly made and seconded, it was unanimously:

VOTED: The Planning Board has no objection to the Dutton Road application.

The Board does recommend the application be submitted to the Historical District Commission for their evaluation on the historical significance of the existing structure.

### ***Marrone Comprehensive Permit Update***

The Town Planner informed the Board the application hearing was rescheduled to March 18<sup>th</sup>. Plans were submitted at the last hearing by the applicant which had not been submitted prior. The Town Planner and the Town Engineer will review the plans prior to the next hearing.

### ***Sudbury Farms Parking Modification***

The Board reviewed the Planner's memo dated 2/26/02.

***2002 Annual Town Meeting***

*Street Acceptances:* The Town Planner recommended all the streets be recommended for acceptance at the 2002 Annual Town Meeting.

For Summerfields and Run Brook IV Subdivisions, the Planner suggests using the bonds held by the Planning Board for outstanding Conservation issues in order to prevent delaying street acceptance.

On motion duly made and seconded, it was unanimously:

VOTED: To put all streets on the ballot for acceptance at the 2002 Town Meeting.

*Positions and Speakers:* The Board reviewed the Town Meeting Warrant Articles relevant to the Planning Board as well as speakers.

Article 24: Marianne D'Angelo will speak in support

Article 25: Jody Kablack to speak in support

Article 29: Bill Keller to speak in support

Article 36: Bill Keller to speak in support

Articles 37-40: Jody Kablack to speak in support

***Summerfields Subdivision:***

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond on Summerfields Subdivision from \$30,000.00 to \$23,375.00.

Funds in the amount of \$6,625.00 have been authorized by the developer to be deposited into the Town Walkway account.

***ANRs***

Applicant: Evergreen Realty Trust – to change lot lines  
Mahoney/Scott property located on 63 Old Framingham Road

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for Evergreen Realty Trust as submitted.

The Board informally discussed the Site Plan application for Mead Trust – J.P. Bartlett Co., Inc. for construction of 3 modular homes on Horse Pond Road for agricultural housing. The application is before the Board of Selectmen and the Planning Board will have the opportunity to discuss this application with the applicant at their next meeting.

There being no further business to discuss, the meeting was adjourned at 9:45 p.m.