

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

Absent: Michael Hunter, Michael Fee (Associate)

The meeting was called to order at 7:30 p.m.

**Department of Public Works Facility** – Site Plan Review

Present: Bill Place, Director of Public Works

Bill Place, Director of Public Works, attended the meeting to answer any questions the Board might have. The Board reviewed the plans and pointed out several issues that should receive attention, either during the construction phase or after construction is completed. Lisa Eggleston noted that there was no canopy over the fueling area, no cover over the materials storage, and the salt and sand area was not completely covered. The Town should address these potential environmental hazards, as they will be required under the MPDES Phase 2 Stormwater Guidelines for municipalities. Other comments from Board members regarding the site plan included:

- The need for screening in the form of a berm and plantings, to shield the garage facade of the building for visitors when entering the site
- Additional signage inside the site should be installed to direct visitors to the office building and keep unauthorized vehicles out of the DPW area
- The portable classrooms should be addressed; the Board feels it is a waste of money to move them either on-site or off-site. The Selectmen are urged to see if any other community may want to rent these classrooms.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval of the DPW Facility Site Plan to the Board of Selectmen.

A draft memo will be prepared by the Town Planner and circulated for the Board's review and approval.

**Public Hearing on Zoning Articles for 2002 Annual Town Meeting**

The Board convened the public hearing on 2 zoning articles: Site Plan Appeal and Research District Lot Size.

No members of the public were present. The hearing was closed.

**Mead Realty Trust Minor Site Plan** - 40 Horse Pond Road

Present: Laura McCarthy, Applicant; Robert Abrams, attorney

The proposal is for approval of a minor site plan for the construction of 3 modular housing units at 40 Horse Pond Road. The applicant is the owner of J.P. Bartlett greenhouses, and the housing is for farm workers. Housing for farm workers is considered an agricultural use under case law. The Board requested that Paul Kenny render an opinion on the legality of this lot being in separate ownership from the Bartlett agricultural use, and its exempt status under Chapter 40A, section 3 of the MGL.

The Board moved on to a discussion of the site plan. The Design Review Board recommendation to move the units farther back on the lot was discussed. The applicant was not opposed to doing this, but Mr. Abrams asked whether a new plan would be necessary if they did. The Town Planner noted that a new plan would likely be required, since the lot narrows in the back and it would need to be reviewed for compliance with the side yard setbacks. The applicant desires not to have to produce a new plan. In addition, moving the units back places them closer to the abutting residential structures on both sides of the lot. The Board discussed other mitigating measures. The applicant agreed to replant the front of the lot with transplanted white pines from the site. The DPW Director requested that a small excavated area be created in the front of the lot to retain water so that it doesn't flow onto Horse Pond Road. This can be done very easily. It will be located next to the driveway entrance. The applicant agreed to increase the number of parking spaces by at least 2 spaces. The proposed parking areas will most likely be increased to accommodate the new spaces. It was reported by the applicant that the Fire Chief had no problem with the driveway width of 10 feet. The recommendation to record a deed restriction on the property was discussed. The applicant stated that the use of the land for agricultural purposes and exempt from zoning applies only as long as the agricultural use exists. She felt that a deed restriction was not necessary. The Zoning Enforcement Agent could enforce the bylaw if the agricultural use ceased. The Board requested that Paul Kenny render his opinion on whether a deed restriction should be imposed.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval of the Mead Realty Trust Minor Site Plan to the Board of Selectmen.

A draft memo will be prepared by the Town Planner and circulated for the Board's review and approval.

**Baldwin Estates Subdivision** - Bond Release

A request was made from Linbrook Properties to release the bond for the above subdivision. The Town Planner recommended conditioning the release upon receipt of all recorded documents for the subdivision, as these have not yet been submitted. In addition, the Town Planner will inspect the site to determine if additional street trees are necessary.

On motion duly made and seconded, it was unanimously:

VOTED: To release the Performance bond on the Baldwin Estates Subdivision conditional on receiving recorded documents and a final inspection by the Town Planner.

**Northwood at Sudbury**

The Town Planner has been working with the attorney for the developer on getting acceptable documents for the performance bond. The Town is currently protected with a bond by the previous developer. The proposal is to accept 2 Letters of Credit from Citizens Bank. A bond estimate has been completed, but may change due to some work having been completed. The Board is being asked to conditionally set a bond amount and accept the new bond upon receipt of final documents.

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount at \$152,300 or a lesser amount as estimated by the Director of Public Works (in writing), to accept the Letters of Credit from Citizens Bank subject to final approval of the language by Town Counsel, and to release the existing bond submitted by Peter Conant upon receipt of the new bond.

**Hawes Farm** – Plan Endorsement

The Town Planner reported that all necessary changes have been made to the plan, and the final documents are due to her office in the next day or two. All documents have been reviewed and are being finalized.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the Hawes Farm Definitive Subdivision Plan, and to hold the plan in escrow in the Planning Board office until final, executed documents are received.

### **Willis Hill Bond**

The Planning Board voted to have the Town Planner write a memo to the Town Manager requesting her to direct Town Counsel to answer the complaint on the Willis Hill bond issue. The Board is eager to complete the subdivision, and the court issues have dragged on for no apparent reason.

### **ANRs**

Applicant: Telliam Trust, Skyview Lane, Lot 8A; to change lot lines

On motion duly made and seconded, it was unanimously:

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

Applicant: Harriet Ashley, 26 Willis Road; to create one building lot

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for 26 Willis Road as submitted.

### **Meeting Schedule**

The Planning Board set the following tentative schedule for future meetings:

April 1, 2 and 3 at 7:00 pm in the Lincoln Sudbury High School Library (if necessary)

April 24, 2002

May 8, 2002

May 22, 2002

June 5, 2002

June 19, 2002

There being no further business, the meeting was adjourned at 9:55 pm.

Minutes taken by J. Kablack