

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

The meeting was called to order at 7:10 p.m.

Review Goals with Selectwoman Kirsten Roopenian

The Planning Board met with Kirsten Roopenian to review the Board's goals and priorities for Fiscal Year 2003. Selectwoman Roopenian reviewed mutual projects between the Board of Selectmen and Planning Board including; Master Plan for Business District, Town Center, Transfer of Route 20 from the State to the Town, Economic Development/Development issues, Community Services, Financial Planning.

In addition, Selectwoman Roopenian brought forth the issue of communications for both the public and inter-board. More involvement is necessary in this area with an example of public communication being the library access problem from Dunkin' Donuts. The Selectmen are seeking ways to get the community more involved in the Town's issues. Ms. Roopenian asked the Planning Board for input as to their direction and how the Board of Selectmen can aid in their efforts.

Jody Kablack reviewed the Planning Board's FY02 projects which were accomplished and issues still to be addressed. Among projects the Planner stated as priorities were:

- Wastewater Needs
- Walkways
- Zoning (Use table/signage)
- Properties to rezone to commercial use
- Executive Order 418 Funds; most beneficial use of funds would be housing plan/open space plan
- Economic Development (Master Plan for business district)

Selectwoman Roopenian discussed permit streamlining and zoning changes with the Board. Minor Site Plan Review will be an issue; it is a redundant process which often results in applicants withdrawing out of frustration. Planning Board members felt the number of Boards involved in an application is a concern as well as Board members often either being argumentative over positions or forced into an opinion due to lack of alternatives.

Board member Chris Morely mentioned the current scenario over landscape plans between the Permanent Landscape Committee, Design Review Board and Conservation Committee, and felt the pre-application process should take care of this type of over-review and/or redundancy.

Lisa Eggleston stated it is common to have overlaps on many projects, with Conservation and the Planning Board overlapping most frequently. Issues arise when there are conflicting views. Applicants often feel they are bounced back and forth. She suggested an orientation on town policies being beneficial for Board members to determine how Boards' interests can better projects.

Kirsten Roopenian stated jurisdiction is often a constraint however, personnel related problems also need to be addressed.

Mike Hunter stated that with regard to conservation and preservation, he opined they are two different matters in which preservation gets heavily favored. By the time a matter gets to the Planning Board, leaders already have opinions formed. Expectations need to be more in the middle of the road.

Marianne D'Angelo agreed with this point with focus of personal agendas versus town agendas.

Jody Kablack stated that Boards are not brought together often enough for discussion of some overlapping issues.

Lisa Eggleston stated there is a definite need to make Boards more aware of what's going on. Achievements have all been collaborative efforts.

Kirsten Roopenian stated that it comes down to leadership. The Board of Selectmen realize tough decisions are not always popular. The upcoming fiscal year will be difficult. The Planning Board has done a commendable job in working with the Selectmen.

Lisa Eggleston closed with an additional priority for Public Works and Conservation being Phase II Stormwater Regulations.

Forestside Estates Definitive Subdivision – Public Hearing

Christopher Morely, coordinator of the Public Hearing, read the notice into record and listed file documents.

Present for the applicant: Bob Parente of Central Mass. Engineering; Peter Gallipeau, President of Newbridge Homes; Scott Miller, Vice President of Newbridge Homes and Frank Vana, Realtor.

Frank Vana:

The preliminary review has been done with appropriate Boards. The proposal for the 5 house subdivision of 2 existing parcels (587 & 591 Hudson Road) will be very similar to Cortland Lane (off Fairbank). The site is at the westerly end of Hudson Road and is bordered to the south and west by US Government, Fish & Wildlife.

Bob Parente:

The proposal calls for the installation of a 400' roadway. They have added the existing large trees to the plan as requested and should be able to preserve the majority of trees along Hudson Road. The site is approximately 360' west of Ronald Road; all lots are

40,000 square feet with more than 180' of frontage on each. The site slopes from Hudson Road to a low point in the middle of the property.

The new roadway will slope from Hudson Road at 1% at the lowest point and rise at the cul-de-sac. Existing driveways will be closed off and all new driveways will come off the subdivision road. There will be a grassy swale along the west side of the road; there will be a small area drain in the grassy swale for infiltration. Catch basins will be installed in the roadway. They have also made changes to the plan as requested by the Town Engineer, including a series of pre-cast gullies (3-4) with manholes to provide access for chamber inspection.

They may also be replanting some large trees from the back of the property where possible.

The septic plan needs approval; they will cooperate with whatever the Board of Health requests.

Site distance is 380' just beyond Ronald Road from the east; 275' from the westerly direction of Hudson Road. They will install a landscaped island at the end of the cul de sac, if desired. The roadway is designed with granite curbing around the cul-de-sac and at the entrance. The proposed galley recharge system can store 1.5" from the 100 year storm.

Chris Morely: Will there be walkways on Hudson Road?

Bob Parente: They are close to the property lines in front of the old gas station; bordered by Devens Annex and the US Fish & Wildlife. Whatever the Board feels is best regarding walkways will be what they do.

Lisa Eggleston: Regarding drainage and Bill Place's letter dated 4/26/02 requesting the possibility of installing a swale on lots 1 & 2. Can a connection be made under the road so that swales are on both sides?

Bob Parente: Yes, the swale is only 18" from the roadway.

There was discussion on the type of drainage system proposed. The Director of Public Works agrees that grass swales are effective in this type of development, but also wants the installation of catch basins in the road to handle runoff when there are snow piles along the road shoulders.

Lisa Eggleston: Are you proposing irrigation wells?

Bob Parente: They are a possibility.

Lisa Eggleston suggested sharing a well to conserve water. Regarding the drainage concern expressed by the Conservation Commission, it has been addressed and provides 100% TSS removal. Lisa also remarked the curbs direct run-off into swale, provides natural run-off, recharge – less maintenance, less structure. Also, if the pavement is sloped to the west, the east side of the road should be bermed (with no swale); discuss with Town Engineer.

Lisa Eggleston: Are rooftops included in the drainage calculations?

Bob Parente: Yes.

Lisa Eggleston: Will the homes have gutters?

Peter Gallipeau: Yes, gutters are typical in houses now. It minimizes volume for the stormwater management system.

Bill Keller: Have there been any filings from Peter Karassik for the abutting land?

Jody Kablack: The ANR which was endorsed for 3 homes plus one existing. All homes will be off Ronald Road. A Public Way Access Permit is required for 5 lots or more.

Bill Keller: Walkway along Hudson Road should be a condition of the Public Way Access Permit and not in lieu of internal walkways.

The Planner was instructed to calculate the cost of this condition.

At this point, discussion was open to the public.

Jackie Zhon, 41 Maplewood:

Is there any coordination with the gas station land (Mauri's) with this subdivision?

Frank Vana: It was attempted to put all 3 parcels together. They have met with Peter Karassik to discuss whether projects could be joint, but it did not work out.

Joe Bausk, 50 Pratts Mill Road:

Were the underground fuel tanks from the gas station removed?

Lisa Eggleston: That is required by State Law; it is not the Planning Board's jurisdiction, however, the Fire Chief will have record.

Where does the road line up with the houses across the street?

Bob Parente: Directly across from the subdivision road there is a construction company. It is not opposite the residences.

Jackie Zhon: The trees on Hudson Road, will they be preserved?

Bob Parente: The trees in front will remain; it is in their best interest also to provide a buffer.

Jody Kablack: To the extent it does not interfere where the road will go.

The Planning Board scheduled a site visit for Tuesday, May 21st at 6:00 p.m.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing to May 22nd, at 7:30 p.m. at Town Hall.

Sprint PCS Water Resource Special Permit, Town Gravel Pit, North Road

The Public Hearing was called to order. The applicant received new information today which they did not want to burden the Board with at the last minute.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Sprint PCS Public Hearing until May 22nd, 8:00 p.m. at Town Hall.

Zoning Board of Appeals Petitions:

On the teardown application of Frances Maillet and Andre Maillet at 364 Hudson Road, the Planning Board has no position.

On the Sprint Petition for an application for a variance to locate a wireless communications facility within 1000' of a school building:

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval; the Planning Board has no objection.

The Board recognized there were few or no other alternatives.

Springhouse Pond SRC – Bond Reduction

The Board needed the estimate from the Town Engineer. Discussion was tabled to a future meeting.

Minutes to Approve:

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes for:

11/14/01	11/28/01	12/12/01	1/16/02
1/30/02	2/13/02	3/6/02	3/20/02
4/1/02	4/2/02		

The Board instructed the Planner to list for future revision to the Planning Board Rules and Regulations, any person attending a public hearing with the Planning Board for purposes of recording must identify themselves to the Board. In addition, a fee for the stenographer is to be the client's expense and the Planning Board may require a copy of the transcript.

Miscellaneous:

The Board discussed the Town Counsel's draft of a motion to dismiss regarding a complaint filed by Willis Hill Trust. The Board instructed the Planner to inform the Town Engineer to proceed with the work. In addition, the Board, as defendants, would like more communication and direction from Counsel.

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