

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

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

***Willis Hill II – Continuation of Public Hearing***

Present on behalf of the applicant was Tom DiPersio of Thomas Land Surveyors & Engineering.

Bill Keller coordinated the hearing; referencing new material submitted to the file since last hearing.

It was noted the revised plan being presented had not been reviewed by the Town Engineer due to insufficient time of the revised plan submittal.

Tom DiPersio presented the revised plan. The first 3 sheets are a conventional definitive plan which justifies lot count, lot area and shows upland areas. The plan shows 6 lots as well as lot and road grading. Easements have been secured for driveway relocation on Cudworth Lane. The driveways will be in compliance.

Under the Flexible Development, lot configuration is different; the cul-de-sac was eliminated while Kendra Lane remains the same.

The grading plan is shown for each individual house; driveway, septic, deep soil and perc tests are all shown.

Erosion control will be in 2 phases: Road construction and the houses. The common driveway grading plan for the south side is shown. They will go off the existing grade from 3% to 9.75% then it will become flat at the common drive and back to 1% at Willis Road.

Bill Keller: Is there a schedule in place for completion?

Tom DiPersio: The engineering design is almost complete, with just minor items to address such as the intersection of Kendra & Cudworth.

Jody Kablack: The plan is in good shape. Application items are still needed by Mr. Quirk/Trustee (Special Permit application, Public Way Access permit) for the file. Grading Easements from the abutters (on Cudworth) are major items still needed.

Lisa Eggleston: The proposed grading doesn't extend as far as the existing grading?

Tom DiPersio: No, the proposed grading is very minor.

Lisa Eggleston: What about by Willis Road?

Tom DiPersio: No grading there. The driveway at the intersection of Kendra Lane will meet requirements.

The Board invited the 2 members of the public present to comment:

Bill Stinton: 46 Cudworth Lane

His first driveway doesn't meet the requirements as it is?

Tom DiPersio: No.

Bill Stinton: Would the developer pay to repave part of the driveway?

Board members informed him that was part of the developer's responsibilities to make changes to his driveway as part of the subdivision.

Lisa Eggleston: Clarify the sight easements.

Tom DiPersio: The proposal changes the shape of the sight easements at each corner prohibiting obstructions over 3' high to provide adequate sight distance for cars entering Cudworth. Still needs the review of the Public Works Director.

Bill Stinton: Believes that was part of the sale of the house (no obstructions); thinks an easement already exists. Will the grading coming off Cudworth to Kendra be steeper?

Tom DiPersio: If Kendra had to meet the requirements, it would be a 6% angle and where the two driveways meet Kendra it would be 5-6' higher. Asking for a waiver means less impact.

Lisa Eggleston: Normally, a steep grade is not permitted for stopping distance purposes.

Chris Morely: Are there any rules for length of common driveways?

Jody Kablack: No.

Tom DiPersio: It is 275' from the right-of-way.

Jody Kablack: There is also a turn-a-round on Lot 9; the full length is shown and it is 18' wide.

Mike Hunter: The entire area from Willis Road half way between Cudworth is low area.

Tom DiPersio: There are 2 wetland systems on either side of Kendra Lane, but they are not connected.

Mike Hunter: Thinks this proposal is a great solution.

Jody Kablack: Why is there a need for fill?

Tom DiPersio: To start, the road design would back-up without it.

Lisa Eggleston: What about soil tests; are there detention ponds?

Tom DiPersio: There is some infiltration, but mostly detention ponds.

Jody Kablack: There is a 3' separation between the bottom of the pond and estimated seasonal groundwater.

Lisa Eggleston: Is there access for the drainage easement?

Tom DiPersio: Yes, either through the easement or common driveway.

Lisa Eggleston: Is there a Home Owners Association?

Jody Kablack: No, the town will maintain Kendra Lane and the drainage. She will make sure it's stipulated they will go up the common driveway for maintenance purposes.

Conservation has only approved the road and drainage, not the individual houses.

Lisa Eggleston: It will only be the back 2 lots accessing the common driveway and not the 2 on Kendra?

Jody Kablack: Yes, only 2 lots will have access from the proposed common driveway.

Lisa Eggleston: Are there any plans for the landscaping?

Tom DiPersio: No landscaping plans have been proposed yet.

Jody Kablack: She will check the landscaping prior to drafting the decision; will note if things can be preserved and will review the screening situation.

Bill Stinton: Are there frontage requirements?

Tom DiPersio: This is a flexible plan proposal so it does eliminate infrastructure. Frontage can be reduced to 120' as opposed to 180' and lot size can be less than 40,000 square feet. However, only one lot is less than 40,000 square feet in this proposal; they are minimal  $\frac{3}{4}$  acre lots.

Bill Stinton: If it weren't a flexible plan the common driveway would have been a public road?

Bill Keller: Yes, this way there is less impact and less run-off.

Jody Kablack: It also allows the houses to be pushed away from the wetlands.

Eric Brock: 56 Cudworth Lane

How long does it take to get the roads built?

Jody Kablack: Typically, the Board allows two years from the date of endorsement.

Bill Stinton: Is aware that this developer goes as slow as possible.

Lisa Eggleston and Jody Kablack suggested it be a condition of the decision.

Bill Stinton: Do we as abutters have any protection that the drainage will not get worse?

Tom DiPersio: Typical footprint is designed to keep water in that footprint with the use of catch basins and curbing. The catch basins are 150' beyond the driveways of the abutters.

Lisa Eggleston: How will you get the flow to the catch basin and not their driveways?

Tom DiPersio: Where the driveway meets the gutter of the street we will berm so it won't go down into their driveways.

Bill Stinton: Behind his house at 46 Cudworth is a triangular lot which was taken away from his lot – is that to be property of Mr. Quirk?

Tom DiPersio: It will go to that lot, the homeowner will own it.

Lisa Eggleston: Since this application has been prolonged, it would be feasible to demand a shorter time frame for the road to be completed.

Bill Stinton: When a subdivision is approved, is there a timeframe in which the houses must be built?

Chris Morely: No, only for the infrastructure.

Bill Stinton: Is there any recourse to have Mr. Quirk move trailers, etc.?

Jody Kablack: Suggests working with the Building Inspector with regard to that issue. If it is a plan which is under review, the applicant is allowed to have them there. If it's an approved plan, there is more demand for him to complete it and remove them.

Bill Stinton: When a subdivision is approved, other than Conservation, what Boards weigh in?

Jody Kablack: The Board of Health is involved for septic plans; Conservation reviews when there are wetlands within 100'; the Fire Chief must sign the plan and the Town Engineer must approve the driveway permits.

Bill Keller: Where do we stand on the walkway proposal?

Tom DiPersio: Currently the proposal is to construct the walkway on Kendra from Cudworth to Willis Road.

Jody Kablack: Town walkway plans have discussed constructing a walkway on Willis Road from Witherall to Mossman on the West side; Loker to Mossman is done; Willis Road was widened. However, there are no records of any other easements that she has seen.

The Town Planner recommends a walkway from Kendra Lane to Briant Drive (west side of Willis Road) as this would provide much opportunity for the residents.

Lisa Eggleston concurred it should be constructed where it will have the most impact.

Bill Stinton: When the road is approved, that entire west side of the subdivision should have a walkway.

Jody Kablack: Will continue to work on walkway plans – the Town also will have proposals to construct a walkway.

Lisa Eggleston: Suggests a walkway on Kendra Lane be a condition of the Public Way Access Permit.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on the Willis Hill II Subdivision to February 5, 2003 at 8:30 p.m. at Town Hall.

***Meeting Schedule***

The Planning Board will meet on the following dates:

2-5-03          2-12-03          3-5-03          3-19-03          4-2-03

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Planning Board minutes for:

9-5-01 (Executive Session)  
4-24-02          5-8-02    5-20-02    5-22-02  
6-5-02          6-10-02    6-25-02    7-17-02  
7-31-02          9-10-02    9-25-02    10-23-02  
11-6-02          11-6-02 (Executive Session)  
11-20-02          12-11-02

***ANRs***

Applicant: Maillet & Son, Inc. – 210 Concord Road. To change lot lines.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for 21 Concord Road.

Applicant: Gary Isaacson – 56 Lincoln Road. To create 4 new building lots.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for 56 Lincoln Road.

***Miscellaneous***

***Lawhorn Subdivision***

The Planner briefed the Board on the application for 146 Dakin Road proposing 2 lots. The applicant wants to create frontage through an easement as opposed to a separate lot. The Planner has been discussing the proposed plan with Town Counsel who has said it can be done. The Planner told the Board it does entail affecting abutters' properties. There was concern with frontage and lot size with the Board questioning the design of the lot and the purpose for which it was created.

Lisa Eggleston was concerned with the easement appearing to go through a pond; which would mean it is not buildable. The applicant would have to demonstrate that it could be built out. A paper street still needs to conform. The Board discussed options and ideas for the paper street location as well as possible waivers. In addition an access easement would need to be submitted.

Mike Fee questioned whether Lot C would be further sub-dividable and felt it was too large to approve without knowing the intent.

The Public Hearing and plan presentation is scheduled for February 5, 2003.

***Annual Town Meeting***

On motion duly made and seconded, it was unanimously:

VOTED: To withdraw the article to change the price cap on Incentive Senior Developments.

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