

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

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

Ledgewood II – Discussion of Subdivision Completion

Lisa Eggleston updated the Board on the site walk held this evening:

- Paved walkway on North Road
- Graded, loamed and hydroseeded shoulders at both entrances
- Jersey barriers at Mary Catherine Lane moved out of sight of neighbors
- Tremendous amount of grading throughout site

The developer claims 2 trailers at North Road entrance will be removed. The sales trailer will stay.

The Planning Board is satisfied with progress, however, the Board expects additional work completed within 30 days (will be scheduled for an update at June 25, 2003 Planning Board meeting) to include the following:

- Move jersey barriers at North Road entrance back
- Plant street trees along North Road entrance
- Maintain hydro seeding
- Plant trees on Hayley Barnes' property (42 Mary Catherine Lane)
- Remove trailers/debris at North Road (not to back of property)
- Hydrant at Mary Catherine Lane is not done properly (Robert Blake, 592 North Road)
- Has a permit for the sales trailer been approved? The Town Planner will check with the Town Engineer.
- Erosion and control measures – should not be stockpiling soil uncovered for extended periods. Stockpiles must be stabilized.

The Town Planner will send a letter to Dick Campania.

*80 Union Avenue; Water Resource Protection District Special Permit
Public Hearing*

The Chairman read the hearing notice into record. Due to the absence of Board member Michael Fee, Chairman Keller stated that Associate member Eric Poch will be a voting member on this application.

Paul Finger, representative for the applicant, described the project.

The property was pre-existing to the Water Resource Protection District Bylaw. There are four uses at this location; Auto Body, Santangelo Office, London Taxi and landscape storage. The site used to bank off of Hop Brook. It is in a flood plain, within the riverfront area.

The proposal is to build an 8,000 square foot storage building to store existing equipment indoors. They are attempting to make substantial improvements to the site. They cannot expand office use due to septic constraints. The new building would be an accessory use to the principal uses.

The applicant is proposing 2 phases:

1. No increase in impervious surface
2. If variance is granted, it will increase the impervious surface by 12,000 square feet \pm

Phase I:

All southwest improvements will be constructed;

- All roof runoff into infiltration system under pavement
- Overflow into Town drainage into Hop Brook – outfall reconstructed with greater distance to brook
- Small water quality basin in northern corner of property – treating street drainage and small parking area
- Water quality inlet and detention pond in rear of site
- Compensatory flood storage

Only item not included in Phase I is additional pavement and berm at the rear.

Lisa Eggleston: There is a trade-off between recharge and water quality. Try to get as much water into the ground as is feasible. A vegetating basin will remove some infiltration capacity.

Paul Finger: Basin will provide both flood storage and runoff collection. It has been sized to accommodate both. The roof runoff recharge system is a pre-fabricated storm-ceptor system.

The applicant will need approval from: Planning Board, Conservation Commission, Zoning Board of Appeals and Board of Selectmen. It is a very costly process. This is a rare case where the owner is willing to invest money with little economic gain.

Responses to staff comments:

1. Site composite plan not stamped by a registered surveyor or registered professional engineer. The site is not very tight. Little chance for significant error. An as-built plan will be required and stamped by a registered surveyor.
2. Additional information on soil testing will be submitted

3. Additional information requested regarding hydrogeologic assessment, hazardous material storage and emergency response plan submitted.
4. They are not considering additional landscaping in front
5. Willing to grant drainage and walkway easements
6. Berm will be added to northerly parking area

The public hearing was closed.

The Town Planner was directed to draft the Board's recommendations to the Zoning Board of Appeals and the Selectmen. The Board also instructed the Planner to prepare a draft decision.

Velocity Sports – Recommendations to Zoning Board of Appeals

Michael Burkin was present on behalf of the applicant, Ron Gilfix (Velocity Sports). The applicant is seeking a special permit for the Zoning Board to occupy 25,000 square feet of space at Chiswick Park. The change in use does not require additional parking, therefore, no site plan is required. A parking analysis was submitted with the application. Peak usage of facility is off-peak from other issues in the building. Brochures were submitted to the Board describing the business.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval to the Zoning Board of Appeals.

The Planning Board sponsored an article adding this use to the bylaw in 19__ to encourage development of the uses in the Limited Industrial District where large spaces exist. This is compatible with other businesses in Chiswick Park, particularly due to peak usage typically occurring after other uses. This would provide greater tax revenue and is compatible with the Master Plan's goals of encouraging businesses within existing commercial areas.

ZBA Petition 03-36:

The Board recommends approval. It has been long felt this property should be rezoned. Michael Fee (co-owner) was not present. The Board has been aware of the issues for several years prior to Mr. Fee joining the Planning Board.

Woodside Estates – Bond Release

On motion duly made and seconded, it was unanimously:

VOTED: To release the bond for Woodside Estates contingent on inspection of the streets by the Town Engineer.

Board Reorganization:

The Board voted slate.

There being no further business, the meeting was adjourned at 9:50 p.m.