

Present: William J. Keller, Jr. (Chairman), Lisa Eggleston, Christopher Morely,  
Michael Fee (left 8:05 p.m.), Eric Poch (Associate), Jody Kablack  
(Planner)  
Absent: Michael Hunter

The meeting was called to order at 7:45 p.m.

***Verizon Wireless Facility, Wayside Inn-Water Resource Special Permit Public Hearing  
Recommendations to Selectmen and Zoning Board of Appeals***

William Keller read the public hearing notice into record.  
The Board requested their Associate Member, Eric Poch, sit in on the public hearing.

Michael Giaimo (Robinson & Cole) began the presentation for Verizon:  
The Hearing Notice read into record was an accurate description of their proposal. They are advocating installing an antenna in the steeple of the chapel which runs to an equipment room in the basement of the chapel. There will be an emergency generator in the wooded area to the north. The waivers they are requesting are listed in Jody Kablack's November 4, 2003 memo. They do not have the depth of groundwater in the utility run needed, however, it is greater than 30". The generator is especially needed in emergency situations; the back-up battery is charged by power from the pole and is only good for a couple of hours. The generator is run on diesel fuel and a company fuels the generator on site pumped via an attachment to the generator. It is above ground with a double walled pad. It is tested once a week for half an hour.

Bill Keller/Chris Morely: It is tested that frequently for ½ hour every time?

John Kiely (Structure Consulting Group): Yes.

Michael Giaimo: They try to determine the best time to run it; usually during peak traffic hours. There is trenching to access the generator so there would be no additional visual impact. There is a well under the building which has been verified by the Wayside Inn.

Chris Morely: Several carriers have battery back-ups instead of a generator.

John Kiely: Some carriers choose not to use a generator; however, in the event of a power outage a generator is the best option as power could be out for hours at a time.

Lisa Eggleston: What is the volume of diesel?

John Kiely: It's a 220 gallon diesel tank located directly under the generator.

Lisa Eggleston: What about maintenance?

Michael Giaimo: There is an alarm in the equipment room with 24 hour a day service as is the case with the generator.

John Kiely: In addition a bi-monthly visual inspection is done.

Lisa Eggleston: Would this provide an indicator for leakage?

John Kiely: Yes.

Lisa Eggleston: It is located outside?

Michael Giaimo: Yes, it is screened but also easily accessible.

Lisa Eggleston: Is it on an impervious pad?

Michael Giaimo: Yes, but it is not bermed as that would collect water.

Lisa Eggleston: Is there anything in the regulations on field storage?

Jody Kablack: It is monitored by the Fire Chief.

Chris Morely: Where is the nearest well?

Jody Kablack: Zone III; it is a good distance from any wells.

Public Input:

Lawrence Maroni (123 Dutton Road): Had read that the generator tests would be for 60 minutes.

Michael Giaimo: That was an error; it is run for 30 minutes.

Lawrence Maroni: In the regulations it is stated it must be contained.

Lisa Eggleston: That is provided by the double wall tank.

Michael Giaimo: They will follow-up with the Fire Chief.

The Board discussed recommendations which included:

- Review and approval of the diesel tank by the Fire Chief
- Review and approval of the Historic Districts Commission
- Relocating the generator so it is no less than 20 feet from the stone wall

Fred Pryor (President, Board of Trustees at the Wayside Inn): The Board of Trustees unanimously approves of this proposal. Economically, it provides money necessary for the upkeep of the buildings. Aesthetically, it does not change the view of the chapel from the outside.

Michael Giaimo: Originally, the generator was 10' from the stone wall. They had been asked to move it back further into the woods across from the stone-dust driveway (off Dutton Road) which they are amendable to doing anywhere from 20-25'.

Lisa Eggleston: Where is the nearest abutter?

Michael Giaimo: 165' away.

Chris Morely: Would there be any issues in the event of snow?

Michael Giaimo: No.

There were no further questions or public comments.

On motion duly made and seconded, it was unanimously:

VOTED: To close the Public Hearing on the application of Verizon Wireless and to direct the Town Planner to draft an approval document.

### ***Goodnow Road Turnaround***

Jody Kablack: Went to the site with Bill Place, Mike Dunne and the contractor. While they were there, a large tractor trailer went through without any maneuvering issues. They discussed moving the hydrant. They came up with the following recommendations which all parties agreed on:

- The unfinished pillar on the left will be moved out of the easement, to be greater than 20' wide.
- A granite sign indicating a public turnaround will be installed
- More room will be cleared on the shoulders; 16' minimum
- A portion of the radius will be taken down as you go in to make the turn; it is currently built to plan but is too narrow – this will widen it.

Lisa Eggleston: Was Bill Place satisfied with plow access?

Jody Kablack: Yes.

Bill Keller: Thanked both the contractor and property owner who were present for the discussion.

### ***Hillside Place***

Jody Kablack had spoken with Town Counsel who opines there is not frontage for Lot 4; the Fire Chief was in agreement. A memo was sent to Attorney Robert Dionisi which stated there is no action required by the Planning Board.

### ***Omnipoint/T-Mobile Wireless Facility, 163/183 Boston Post Road***

Jody Kablack: The Town approved a wireless facility submitted by AT&T in 1999. Instead AT&T built in the landfill. Omnipoint wants to have a wireless facility there. The proposal is for a 120-130' tower. The Zoning Board had two applications; the Board told Cingular to increase by 10'.

Lisa Eggleston: Omnipoint should go to 130'.

Jody Kablack: Was disappointed that the Zoning Board waived requirements, including the balloon test, then pushed the applicant to 130'. Omnipoint said they were told to go to 130' but will add additional space for carriers.

Lisa Eggleston: The Planning Board should encourage multi-use, provided there is good visual testing. Multiple users minimizes the number of towers.

Eric Poch: This went to the Zoning Board because it was originally AT&T?

Jody Kablack: Yes, all wireless applications must go to the Zoning Board of Appeals. The Board did recommend approval of the previous application by AT&T.

Eric Poch: If Cingular goes on there will not be any more capacity on the tower at the Landfill?

Jody Kablack: No, there won't be – Cingular is the fourth carrier. There is no limit on how many they can hold but there is a limit on the height and size. They never asked for a height extension.

Eric Poch opined there should be a line of comprehensiveness on cell tower permitting.

On motion duly made and seconded, it was unanimously:

VOTED: To communicate the recommendations as listed in Jody Kablack's memo of November 5, 2003 to the Board of Selectmen and to the Zoning Board of Appeals.

Noted: Associate Member Eric Poch voted on motion.

***Cingular Wireless:***

Jody Kablack briefed the Board on the amendment application for a Special Permit dated 1999 to allow Cingular to be the fourth carrier on the pole at the Town Landfill. In summary the proposal makes good economic reasoning for the Town.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend the Town Planner send a memo to the Board of Selectmen recommending approval of Cingular Wireless to the landfill tower.  
(Associate Member, Eric Poch voted on motion.)

Eric Poch: What is the incremental revenue to the Town?

Jody Kablack: Believes it is approximately \$40,000 per year for one carrier.

***Marrone Meadows – Bond Release***

Jody Kablack: The developer has planted five trees as you drive in. They don't want to block the meadow views and the neighbors are not asking for more plantings. It is a personal preference. The Board could ask for money to go into the Tree Replacement Fund to compensate what was not planted.

On motion duly made and seconded, it was unanimously:

VOTED: To release the bond for Marrone Meadows subject to \$600 being designated to the Tree Replacement Fund.

***ZBA Petitions***

Cummings Sign Proposal

Jody Kablack: The proposal is to modify one part of the freestanding sign approved in 1999. Cummings wants to divide the one existing tenant sign, which is 30 square feet into three signs, each measuring 10 square feet. There are several unique circumstances

in this situation in that it isolated from the road as well as its multiple uses. This proposal addresses all circumstances. In addition, they are not changing the size of the sign, just the panels.

Lisa Eggleston: Three tenants is not the maximum for that space but at least the address will be at the top with a multi-street number.

Eric Poch: Didn't the Board say in 1999 that Cummings could add to sign?

Jody Kablack: That is not the issue; the original decision said tenant signs. When they put a new addition on, they will address signage again.

Bill Keller: There should be a reasonable amount of signage allowed for businesses to thrive.

Chris Morely: They could do a directory sign, naming the center; wouldn't need tenant signs.

Jody Kablack: Cummings is blocking attempts by the Town to get a Frost Farm Village sign on there. She opines the Board recommend approval to the ZBA with the following recommendations and reasons:

- the number of business/uses having one sign as opposed to multiple signs
- proposal allows for Frost Farm signage
- Suggest Cummings replace the sign with an approved one when the new addition is built.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend approval to the Zoning Board of Appeals for the Sudbury Research Center Sign Petition with the recommendations discussed.

### ***Whitehall Estates – Discussion of Subdivision Modification***

Tracy Boehme, Trustee for Whitehall Realty Trust (applicant) was present.

Jody Kablack: The applicant has submitted a modification proposal for the former Berry property at 427 Concord Road.

1. They are requesting an extension to complete construction.
2. They are proposing modification of the access drive turnaround. The original subdivision would have removed the existing barn to build a cul-de-sac. Potential buyers want to save the barn which they have made as a contingency of the sale. The proposal is for a T-configuration with all the driveways coming off it.
3. Utilities: Originally the utilities were to be installed in the right-of-way to avoid removing trees many of which are now dead. They want to put the utilities in the access drive – this would cause minimal disturbance to the pasture as the access drive would not require being redone.

There are restrictive covenants on the property and a maintenance schedule will be required. They have done a very good job with this proposal. A public hearing will be held on the proposal.

Tracy Boehme: This proposal makes better use of the driveway.

Lisa Eggleston: Does it provide good turn around access?

Jody Kablack: It should be better with this modification.

Bill Cossart: Likes the proposal – it makes good sense.

Tracy Boehme: With the tree removal requested, as the existing trees are in bad shape and unsafe, planting could be a potential issue.

Jody Kablack suggested the applicant do a landscape plan to have for the public hearing; either a full plan or list of trees and their sizes. This would be a condition of approval.

### ***Zoning Board of Appeals – Frost Farm Petition, Home Business***

Jody Kablack: The only comment the Planning Board may want to suggest would be that on street parking not be permitted.

The Board recommends to the Zoning Board to require conditions for off street parking only.

### ***Miscellaneous:***

Jody Kablack: The Selectmen's Forum is scheduled for December 2 at 8:30 p.m. She will prepare a list but needs a Planning Board representative to attend.

### ***Potential ATM Articles***

Jody Kablack:

The Sign Bylaw issues are predominately because applicants don't avail themselves of the provisions within the bylaw. It should be stressed to applicants that special permits/variances are allowed. There will most likely not be any significant changes proposed.

Lisa Eggleston: What about the impervious surface bylaw?

Jody Kablack: There is \$6,000 in the Budget that she would like to use for hiring someone to revamp the Water Resource Bylaw, impervious surface. It is a big project which requires someone experienced, qualified and preferably with a legal staff.

Eric Poch: Should Conservation share the expense?

Lisa Eggleston: No, but they should be brought to the table and made aware of the Planning Board's intent.

Jody Kablack: Will explore further and make recommendations. Also will communicate to other Boards.

*Environmental Summit*

Jody Kablack: There has not been any feedback other than the Board of Selectmen. It is tentatively scheduled for January.

*Business District*

The Selectmen requested Jody Kablack work on terms of economic viability.

There being no further business, the meeting adjourned at 10:00 p.m.