

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

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

***Bond Release – Springhouse Pond***

Jody Kablack: The bond is currently at \$39,000.00. The Green Company has met all requirements. The Town Engineer is satisfied with the status. The Town Planner recommends releasing the bond.

On motion duly made and seconded, it was unanimously:

VOTED: To release the bond on Springhouse Pond.

***Minutes to Approve***

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of 4/30/03, 5/28/03 and 6/11/03.

***Discussion of Conceptual Senior Residential Community (SRC) Development  
Maple Ave.***

Representatives present to discuss the preliminary plan included Attorney Myron Fox, (Rollins, Rollins & Fox) and Engineer Robert Elliott, (R. Wilson Associates, Littleton).

Myron Fox provided an overview of the plan proposing 22 two-bedroom units and 1 one-bedroom unit for a 45 bedroom total which is consistent with regulations. The units would be built on slabs with 2 car garages. A density plan showing 9 lots on 28.76 acres in residential zone A-1, zone II of the Water Resource Protection District was submitted. The property is adjacent to Feeley Field and bordered by Hop Brook and Allowance Brook.

The applicant will set up a meeting date with abutters to discuss their concerns. Attorney Fox proceeded to discuss plans for a 9 lot subdivision which, although they do not intend on building, must be shown as a requirement for the SRC.

The three waivers the applicant is requesting are as follows:

1. Length of a dead end street greater than 1,200'. The applicant's argument for granting this waiver is the proposal of a loop road, plus emergency egress out to Feeley Field by the tennis courts. The Planning Board has granted this waiver on other applications where emergency access can be constructed. The Fire Chief typically puts in granite posts with chains to block public access.
2. Scale is 1-40; their plan proposes 1-60.
3. Final waiver requested is for the 50' separation of the right-of-way from the abutting lot lines; this is created in three places.

Mike Fee: According to a memo dated 8/28/03 from the Conservation Coordinator, the property is said to be only 8 lots.

Jody Kablack: The density cannot be determined until more testing is submitted such as soil testing and design of stormwater management plans.

Myron Fox asked the Planning Board for opinions on the waivers being requested.

Jody Kablack: Have you tried to show the 50' separation of adjacent properties?

Myron Fox: Yes, in all possible scenarios. It significantly reduces lot count.

Jody Kablack: Could see lots 1,2, 3 being squeezed.

Lisa Eggleston: Where is the house situated on the 31 Maple Ave. lot?

Jim MacDonald, the owner of 31 Maple Ave., replied it is approximately 75' from the right property line.

Jody Kablack: These are fairly new regulations; prior waivers with properties were developed under ANR lots where they abut property with pre-existing conditions. None were granted with more flexibility to frontage. This plan does show a physical constraint with no control.

Mike Fee: What would the impact be of granting 3 waivers?

Jody Kablack: This is a unique situation the Board has not seen previously. All attempts should be made to comply.

Bill Keller: We need to see the distances of the dwellings from the lot lines.

Lisa Eggleston: Thinks the 60 scale works – is there a length for the loop for the dead end length waiver?

Jody Kablack: Maple Ave. is 650' from Route 20 to where the development comes in. The precedent for emergency access is close to 1200'.

Christopher Morely: The existing greenhouse foundation straddles the property line; will it be destroyed?

Myron Fox: They won't know until they speak with all the owners.

Attorney Fox went onto the plan for the Senior Residential Community. This plan did not include the loop road and showed the development with 23 units. Under zoning up to 45 units is permitted when there are 9 lots. The SRC plan also showed emergency egress to the tennis courts with the road layout having the houses built around it.

Lisa Eggleston: The entire road is 50' off the property line?

Myron Fox: Yes; 100' on one side and 70' on the other.

Lisa Eggleston: What is the length to the loop?

Myron Fox: 400'.

Michael Fee: What are the details on the width of the road?

Robert Elliott: Most of Maple Ave. is 18', 12' at its narrowest and 16' around the loop.

Jody Kablack: No roads can be less than 18' but should be a minimum of 20-22'.

Jim MacDonald (31 Maple Ave.): What about the existing width of Maple Ave.?

Jody Kablack: That will be addressed as a separate matter.

Michael Fee: What are the demographics on the proposed purchasers?

Myron Fox: As is the case with Springhouse Pond, there should not be issues selling 2,500 square foot units. They should sell at high \$600k – low \$700k.

Michael Fee: The plan does not include any affordable units?

Myron Fox: Not if it is kept at 43 units, unless they were to do an Incentive Senior Development instead which would involve density issues.

Lisa Eggleston: The septic plan seems feasible, what about the stormwater plan?

Robert Elliott: There are plans for 3 catch basins; a deep sump catch basin with a diversion manhole. Water quality inlet will be to culverts – groundwater is fairly shallow. The catch basins will be at the high point with possibly a dry or shallow well.

Lisa Eggleston: What about soil type?

Robert Elliott: Deep test holes confirm coarse sand – the land has been dug up and filled.

Bill Keller: What is the acreage on the McCarthy lot?

Myron Fox: 4 acres with frontage on Maple Ave.

Bill Keller: Is there anything in this plan that creates a potential to create more lots for that?

Myron Fox: There is no potential for further development of the McCarthy lot under the Senior Residential Plan, but there is under the sub-division plan.

Lisa Eggleston: Why aren't the units up on the access road?

Jody Kablack: There were buffer issues. Where the units are is mostly open meadow.

Mike Fee: Are all the fields within a couple of hundred feet of the buildings?

Myron Fox: Yes.

Michael Fee: What about lighting impact? Do the plans show that?

Myron Fox: Some fields are lit but not all of them – will provide additional locus information and physical characteristics.

Michael Fee: The plan is the maximum number of lots allowed?

Myron Fox: Yes.

Lisa Eggleston: The plan is for 2 community septic systems – are they conventional systems?

Robert Elliott: Yes.

Lisa Eggleston: Are they individual systems or done by lot basis?

Mike Fee: What happens to lots 7 & 8 under the SRC?

Myron Fox: They will probably be put into Conservation Restrictions.

Lisa Eggleston: These units will all be 2 levels?

Myron Fox: Yes, 2,500 square feet in total with attached garages.

Robert Elliott: Each unit has a 2 car garage plus a space in the driveway. In addition there will be 16 other parking spaces.

Myron Fox: There are no amenities.

Lisa Eggleston: What about the site distance on Maple Ave. with regard to traffic?

Myron Fox: Bill Place is satisfied with the site distance situation.

Jody Kablack: The applicant will need to provide a detailed plan of Maple Ave.

Myron Fox: Springhouse Pond is 39 units and there is no record of significant traffic volume.

Bill Keller: Thinks it would be beneficial for to get a study done.

Jody Kablack: Held a brief meeting with Bill Place and he suggested the site distance at the intersection of Route 20 is fine. He is not anticipating improvements at the intersection.

Michael Fee: Would like it on the record that as both a Site Selection Committee Member and a Community Housing Committee Member, he would like to see an affordable housing component in the plan. It should be explored and would be viewed favorably.

Bill Keller thanked the applicant for coming to speak with the Board for a preliminary presentation. Although the proposal is new to the Board tonight, they appreciate the early communication. It is beneficial to the Town's tax base. Although the Board recognized the abutters in the audience, it was not slated in the agenda to permit public input as it is in the preliminary stage. However, the Board welcomes input by residents in the form of phone calls or written correspondence to the Planning Board office.

Cheryl Salantino: Foresees problems that will not be solved.

Jody Kablack: The applicant will refine the concept plan and review it with her and the Town Engineer. A public hearing will also be held.

Myron Fox: They will set up a meeting with the neighbors as soon as possible then possibly file a definitive plan in October.

Lisa Eggleston suggested the Board schedule a site visit at this earlier stage. The Board will schedule a date.

The discussion was concluded.

### **Miscellaneous:**

#### ***Environmental Summit***

Jody Kablack had drafted a list for a possible summit. Ted Pickering from the Conservation Commission was in attendance.

Ted Pickering: Here tonight to listen to the Planning Board's list and provide the information to the Conservation Commission.

Mike Fee suggested the Boards work together on issues.

Jody Kablack: The Water Resource Protection District needs a lot of work in its entirety.

Bill Keller suggested forming a group to address the items for the summit.

Lisa Eggleston suggested first establishing priorities. Existing regulations focused on keeping all the recharge water in Zone II. Quantity is less of an issue for recharge – quality is more of an issue.

Mike Fee: What was the structure of prior summits?

Jody Kablack: At the first meeting they addressed irrigation systems and formed regulations. At the second meeting, they hired an outside company to put together a bylaw. The Board of Selectmen, the Water District, Conservation and Planning were present. The agenda was set by the Planning Board in conjunction with the Conservation Commission. Only representatives were present but all were invited. The Planner agrees there is a need to set-up a philosophy first.

Lisa Eggleston: They should start with the biggest concerns first.

Ted Pickering: Would products of summits be warrants for Town Meeting?

Lisa Eggleston: If we were re-writing the bylaws.

Chris Morely: It would be a year long project.

Lisa Eggleston: We should start with issues in the bylaws.

Mike Fee: Should we limit the scope to the WRPD bylaw?

Lisa Eggleston: That would probably not obtain enough support.

Jody Kablack: We need to know what other Boards are thinking and doing. This encourages multi-board meetings. The Planner will draft an agenda.

### ***Zoning Board of Appeals***

The ZBA has asked the Planner for input regarding special permits which are no longer allowed since the bylaw was revised in 2001. There are a half dozen or so special permits granted under the old language “such similar uses as the ZBA may determine”. That clause has been eliminated but grandfathered uses still exist.

Bill Keller: The way the ZBA operates now, once a special permit has expired the applicant must apply for a renewal.

Jody Kablack: The Board of Appeals has volunteered to attend the Planning Board meeting on October 22, 2003 to discuss this and other topics. The Planning Board was in favor of meeting with them.

### ***Wayside Inn***

A Water Resources Special Permit was granted in 1993 to expand the parking lot in Zone III. It was a very minor application. There is no signed copy of the decision on file. A cellular company in the area requested copies of all special permits. The Board suggested to the Planner to provide a copy of the minutes in lieu of the signed decision.

On motion duly made and seconded, it was unanimously;

VOTED: To go into Executive Session to discuss Frost Farm

It was a roll call vote.

The Board went back to the discussion on the Maple Ave. SRC proposal. There were concerns with the 50' setback waiver request. The Board wants the applicant to submit a non-waiver plan. In addition the applicant needs to determine the lot count on the first plan. The Board requests they show what the 50' separation does to the lot count. A suggestion to have the consent of abutters was made along with concerns of preliminary stormwater management and amount of impervious surface. The Board also instructed the Planner to suggest to the applicant to install a traffic counter at Springhouse Pond.

There being no further business, the meeting was adjourned at 9:35 p.m.