

Present: Michael Fee (Chairman), Lisa Eggleston, Chris Morely, Michael Hunter,  
Eric Poch (Associate), Jody Kablack (Planner)

The meeting was called to order at 7:35 p.m.

***Skyview Lane – Driveway Modification***

On motion duly made and seconded, it was unanimously:

VOTED: To approve the driveway modification request for Skyview Lane to  
allow the Verni driveway to access onto Skyview.

***Wright Road Petition to Prohibit Parking***

Mike Fee: Asked for discussion to focus on how parking prohibition will enhance public safety.

Jonathan Ehrmann, 37 Wright Road: The residents have concerns for the safety of the neighborhood with surrounding conservation lands. Also have concerns for adequacy of the cul-de-sac to handle normal traffic and public safety traffic. Debris has been found at the end of the cul-de-sac. Sudbury Valley Trustees has held organized activities and has parked up to 12 cars in the cul-de-sac blocking the use of the cul-de-sac.

Mike Fee: Had a conversation with a Sudbury Valley Trustee Director who stated that internet map would not indicate “P” for parking. They are also going to pursue a new access on Raymond Road.

SantaJean DeSantis, 25 Wright Road: Concerned with all the traffic that Wright Road attracts. Not necessarily a problem with Sudbury Valley Trustees. No parking on the street will eliminate many of their concerns.

Jonathan Ehrmann: Zoning bylaw requires all uses to have off-street parking. It is unprecedented to allow on-street parking for this use.

Matt Schwalm: Asked Chris Morely about his past experiences with Haynes Meadow conservation land. Has he encountered any other problem with vandalism in the conservation land? Chris Morely responded he did not; thinks vandalism is more likely to occur since Wright Road does not have many neighbors.

Tom Smejla: Concerned with precedent for granting “no parking” status on town roads. The Planning Board will deliberate and forward a recommendation to the Selectmen.

***Public Hearing Continuation - Meadows Senior Residential Community (Maple Ave.)***

Myron Fox: The applicant has completed the items requested at the last meeting. A conceptual plan of lower Feeley Field was provided (at the site visit) and a construction easement from the Selectmen was requested.

Discussion focused on the Town Planner's memo dated 5/12/04.

1. The Board chose arborist David Hawkins to work on the project, based on a recommendation from the Town Planner. They authorized the Planner to execute a contract and begin work.
2. Maple Ave. improvements will be planned when the report from the arborist is completed. Tree replacement will be included in any plan.

Amy Galblum, 19 Maple Ave.: Concerned with tree removal but also with damage to the trees. She recommends an escrow account for replacement value.

Nancy Borg: Why does Maple Ave. have to be widened and to what width?

Jody Kablack: 20' width is the recommendation by the Department of Public Works Director, the Safety Officer and the Fire Chief.

Lisa Eggleston: The intersection of Maple Ave. and Route 20 may need to be leveled, the current grade is 6%.

Bob Elliott, the project engineer, discussed a sketch showing a leveling area. It was suggested to forward the sketch to Bill Place for review.

3. Pedestrian Access – The applicant would rather not construct a walkway along Maple Ave., but opined that people could walk on the road. It was agreed to grant a walkway easement.

Helga Anderson: Would like public access to be on a trail around the development.

Myron Fox: Will discuss this request with his client and report back.

With regard to a walkway along Maple Ave. the Board did not express interest and would like to see the Maple Ave. plan first. Regarding a walkway on Route 20 to Mill Village, Eric Poch felt strongly that the developer be required to construct improvements and not contribute to a walkway fund. It is the desire of the Board to enhance pedestrian opportunities in this area.

Daniel Vellom: The bridge over Hop Brook is in disrepair. It may be possible to have a project done in conjunction with the Massachusetts Highway Department.

A feasibility analysis on a bridge is needed. The Board is also interested in painting a crosswalk at the end of Maple Ave.

Steve Bradford: Can we also get a walkway connection from Raymond Road to TJ Maxx?

Jody Kablack: That may require an easement from the Sudbury Water District to put a crosswalk in a safe location.

Amy Galblum: There is also a need for a walkway between Maple Ave. and Raymond Road on the south side of Route 20.

4. Construction Easement
  - Any comments from Park and Recreation on use?
  - If Maple Ave. is used, can we bond for damages?
  - Selectmen should consider time of construction; school hours, summer camps, etc.

Liz Canella: Are fill trucks required to be covered?

Eric Poch: Yes, it is State law.

Cheryl Salatino: Request the arborist include the impact from construction trucks on the health of the trees on Maple Ave.

Bettina Westerberg: Will a traffic study be required?

Daniel Vellom: Can a police officer detail be required during school hours, busy hours?

Jim MacDonald: What will be the impact on the emergency vehicle use on the trees in his back yard?

Eric Poch: A binder coat on construction access to keep dust down should be required.

5. Emergency Access – This issue was okay as stated in the memo.
6. Hours of Construction  
Gail Kessler-Walsh: The hours of construction will be a hardship on the neighbors.
7. Phase 2: Condo documents should reserve the developer's rights to a second phase for the adjacent 4 acre parcel. Open space requirements will be reviewed.
8. Utilities – Myron Fox stated the utilities are adequate. The Board requested approval letters from the utility companies stating that.
9. Design Review Board was okay with proposal as stated in memo. The applicant will submit a landscape plan when it is completed.
10. Landscape Plan – Maple Ave. neighbors are apprehensive over the sign issue.
11. Plan Changes – okay as stated in memo.
12. Sudbury Water District Easement – discussed with Selectmen. An easement will be required in the approval.
13. Drainage subcatchment maps have been submitted; will need memo from Bill Place.
14. Public Way Access Permit – Discussion will be kept open on impacts/mitigation.
15. Impervious surface – New calculations have been submitted. Floor plans will be decreasing size of units. New plans will be submitted. Total impervious surface will be 2.2 acres.
16. Walkway contribution – The developer needs to look at the total cost of improvements and mitigation from all boards.
17. Feeley Field access – The Board will hold their comments until the Selectmen have made a decision on the easement.

Steve Bradford: There are additional trees on Maple Ave. (where the development access intersects Maple Ave.) that are greater than 12". They need to be added to the plan near the entrance to the development.

The developer has agreed to provide the information.

Cars were counted at Feeley Field on May 10<sup>th</sup> at 7:00 p.m. during a varsity baseball game and 2 softball games.

- 65 cars parked at the upper field
- 12 cars parked on Raymond Road
- 30 cars at the lower field in gravel area
- 27 cars at the lower field on the grass
- 35 cars on Water District property
- 10 cars on Raymond Road at the lower area

Demonstrates a genuine parking deficiency at Feeley Field.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on The Meadows to May 26<sup>th</sup> at  
7:45 p.m.

***Wright Road Recommendation***

The Petitioners failed to articulate any legitimate public safety need, and therefore the Planning Board does not support the prohibition of public parking on Wright Road.

***Ledgewood Subdivision Progress***

The Town Planner reported that there is water running from the subdivision road onto Mr. Schless' property. This will be rectified once the cul-de-sac is removed. The DPW Director does not want the roadwork to proceed beyond a base coat until more construction is completed. He will attempt to have Al Maillet lay a trickle berm at Mr. Schless' driveway as soon as the driveway on the new house is in.

The meeting adjourned at 10:30 p.m.