

Present: Michael Fee (Chairman), Lisa Eggleston, Christopher Morely
Michael Hunter, Joseph Sziabowski (Associate), Jody Kablack (Planner)
Absent: Eric Poch

The meeting was called to order at 7:40 p.m.

Fairbank Farm

Jody Kablack: This was a three lot subdivision. The road was completed in 1999, but lots were never released from the covenant. Now it is being sold to Oakwood but still needs a couple of items completed.

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond for Fairbank Farm at \$17,310.

On motion duly made and seconded, it was unanimously:

VOTED: To accept the bond and conditionally release the lots from covenant upon receipt of the bond (anticipate a cash bond).

Jody Kablack: The decision had a deadline of 2001 for completion of work. They have requested an extension.

On motion duly made and seconded, it was unanimously:

VOTED: To extend the deadline for completion to July 6, 2006.

George Property – Boston Post Road

Jody Kablack: The Board of Health Director has said the soils are not suited for development purposes (septic).

On motion duly made and seconded, it was unanimously:

VOTED: To recommend to the Board of Selectmen against purchasing the property as drafted in the Town Planner's July 7, 2005 memo.

Brookside Farm

Mike Fee called the hearing to order and listed the new file documents since the last hearing.

Jody Kablack: Since the last meeting, she has drafted a decision. As listed on her memo of June 30, 2005, there are four outstanding items.

1. Location of the irrigation well. The lots are constrained which makes it difficult for an irrigation well system. The applicant is looking for a communal system within the Open Space with the piping in the right-of-way (Town owned). It would be close to the lines of the front yards. We have not approved this for private development before (maintenance issues). Locating the irrigation well with the Open Space issue will need Conservation Commission input. If it is on Town property, we need to know the exact location and exempt as necessary.

Lisa Eggleston: What has Bill Place said about it?

Jody Kablack: She met with Bill and Gary Berg from Nash Development. Where the line is proposed in the right of way will be the grass shoulder area of the front yards. Bill Place was okay with it but wants Town Counsel opinion. He also wanted the irrigation system shown under the road 5' off the right-of-way.

Daryl Nash: There is difficulty given the tightness of the lots and 100' offsets of the well from wetlands and septic systems. Four lots cannot meet the current requirement for individual irrigation wells. They would like the well irrigation system for all lots to be maintained by a Home Owners Association. Deb Dineen was okay with this. They have access for the Town to mow the fields as well as utility access. The irrigation water supply line is through a circular pipe in a U-configuration around each lot; they tap off the water line to each house with this piping. The concept is not to load the Town water supply but to irrigate the entire system through the common irrigation well system. This is more economical in concept. They would prefer wells for each property, but this is more feasible. Lots 9, 8 and 7 will need irrigation landscaping. Bill Place seemed okay with it but did want to check with Town Counsel. There is a private location on 5 of the lots that they will use for wells if wanted, with the capability to tie into the system. Lots 1 & 9 will grant easements on private property for wells to support four or more wells if possible. If not, they will look behind Frank Lettery's greenhouse.

Lisa Eggleston: There is not a problem with the concept – it doesn't have to be a Town road. Behind the greenhouse, is it setback from the detention area?

Daryl Nash: It is outside the 100' wetland. They are putting in rock wells (not shallow). Deb Dineen was okay with this.

Chris Morely: The Home Owners Association is being established just for this?

Jody Kablack: Yes.

Daryl Nash: They may have the Association for the landscaping in the cul de sac island as well (not for Open Space).

Mike Fee: If the Conservation Commission is okay with this and we protect the right-of-way, it should not be an issue.

Jody Kablack: Item 2 of the four outstanding issues is the Perimeter Buffer: She wants the conditions in there; no plan requirement, but conditions.

Item 3; Zoning Issues: Zoning for any lots with wetlands needs the full requirement of land. The upland area is just above the 20,000 square feet, under the conventional it should be 30,000 square feet. These lots have so much wetland. She has spoken with Jim Kelly for his interpretation of the bylaws. Mike Sullivan was going to submit a memo with his opinion. He was going to draw 20,000 square foot lots with no wetlands. If it is merely an interpretation of the bylaw he can get it all on there. These are larger lots, the applicant should not be penalized. Jim Kelly agrees with this. The Cluster Bylaw doesn't have its own minimum upland area. Mike Sullivan needs to provide his analysis.

The Board reviewed the conventional plan.

Mike Fee: If there is an ambiguity in the bylaw, it must be construed in a way that it makes the most sense.

Jody Kablack: Need to flag exact changes on the plan so as not to review an entire new set. The decision is based on the May 20th plan. She will speak with Tim Paris for an updated plan and the changes; will base decision on that.

Mike Fee: Be sure a memo is submitted to file explaining what has changed.

Daryl Nash: Will comply. They are working with the Conservation Commission as well for details. The Commission is not against the well within 100' of the wetlands, how it was written was the issue.

Jody Kablack: A waiver condition in the irrigation bylaw is necessary; it is becoming a more frequent issue.

Mike Fee: We need a written analysis of the irrigation well bylaw.

Jody Kablack: The last outstanding item listed on her June 30, 2005 memo is the drain manhole in front of 208 Landham Road clarification from the Director of Public Works. It is unclear what the issue is; she can speak with Bill Place.

Mike Fee: Given there are still items the applicant needs to submit, the Public Hearing cannot be closed. To summarize what is needed:

- Red line memo on changes to revised plan
- Copy of the plan
- Mike Sullivan's analysis of the zoning interpretation
- Bill Place's clarification on the drain manhole

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on Brookside Farm to July 13, 2005 at the Flynn Building at 7:00 p.m. with the intent to vote on the Decision.

Mike Fee: This is a unique application offering extensive value to the Town with conserving so much acreage. The vitality of the Open Space is the justification for waivers. The Planning Board has relied heavily on the opinions of the Conservation Commission and Sullivan, Connors & Associates.

Miscellaneous

Historical Commission - Walker House

Jody Kablack: The Commission is still working on the preservation of the Walker homestead. They are looking for ideas on how to accomplish this. The demolition delay brings in other options.

Mike Fee: The Wayside Inn may be interested; the Historical Commission should contact them.

Appointments

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint Deborah Kruskal to the Design Review Board for a term ending April 30, 2008.

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint Linda Wade to the Design Review Board for a term ending April 30, 2008.

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint Joseph Sziabowski as Associate Member on the Planning Board for a term ending July 28, 2006.

The meeting was adjourned at 9:30 p.m.