

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

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

Summerfields – Request for Bond Reduction

Jody Kablack: There is a Performance Bond being held in escrow to complete legal documents. Conservation Restrictions have been accepted by the Town; Walkway and Drainage Easements are still outstanding. Paul Zarella has requested a release of the bond.

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the bond for Summerfields Subdivision to \$10,000.

307 Maynard Road (Faucher)

Jody Kablack: The concept has been to the Planning Board previously. The proposed right-of-way was then located at the northern property line and created substantial frontage on an abutting property. The right-of-way was moved and is now on the southern property line. The neighbors (the Healeys), will either join the application or assent. The proposal involves a 400' long road; lot 1 is 44,000 square feet and lot 2 is two acres. The Healey's property is approximately 3 acres. The new proposal creates less than 100' of new frontage. Other waivers requested include road construction. The Board's view that getting neighbors to be co-applicants, is a key component. The Board will not be in favor of granting a waiver from the 50' separation to abutting properties.

Mahoney Farms Definitive Senior Residential Community - Public Hearing Continuation

New items added to file were identified by the Chairman, including revised plans dated 5/23/05. Items were discussed by Mike Sullivan (Sullivan, Connors Engineering). A traffic study by Abend Associates was submitted. Also submitted was a definitive design of the leaching area with 32, 71' long trench galleys designed for a pressure dosed system. The mounding calculation was done; the system needs to be mounded 5-7' above grade with a 3:1 slope. Landscape architect renderings were discussed (white pine, fir, maple rhododendron). The Board discussed where the screening planting would occur; just behind the units or on the slope next to Mr. Bauchand's house? Kevin Giblin prefers plantings near units stating they would be better maintained.

It was noted when the stone wall is displaced, it should be relocated on the property. 20-25 evergreens will be planted between the property line per the original agreement with Mr. Bauchand. Additional plantings along the edge of the pond to the buffer slope of the septic system. Can possibly shift the septic field slightly to increase separation between field and unit.

Discussion addressed the Town Engineer's memo dated 5/9/05. Revised plans reflect changes. Among the changes:

- Improvements to Old Framingham Road
- Trees located along Old Framingham Road; not all will be saved

Kevin Giblin submitted the following to file:

- Traffic Study
- Rear Elevations
- Preliminary drawings of retaining wall
- Construction schedule; begins in July 2005 and to be completed in 24 months
- Drainage Maintenance
- Purchase & Sale Agreement
- Offsite Improvements – Brendon Homes will do construction work but not the design or permitting
- DPW Director will do a plan of the road

Jody Kablack: What about blasting? Deep test holes did not indicate ledge, some rock. Police and Fire requests from previous memos need to be addressed.

Kevin Giblin: He is okay with a contribution of \$8,000 for the Fire Department for an oxygen system and \$4,000 for a Police cruiser radio. Residential fire sprinklers range at \$10,000/unit. Kevin Giblin does not have a problem with that request, but would like the Town to study more closely. This development exceeds all thresholds where sprinklers would be required. There is Town water, the roads are good and elevation is less than 325'.

Jody Kablack: Discussed the protected open space plan prepared by Sullivan, Connors & Associates.

Kevin Giblin: In the process with the Conservation Commission currently. He is anticipating approval at the next hearing.

Lisa Eggleston: Drainage in Zone II, must design for first 1" of run-off. Is the pond designed as a constructed wetland? Yes.

D. Clark: Will the culvert on Old Framingham Road be reconstructed?

Jody Kablack: That is still in discussion with Bill Place.

Adam Miller: Questioned the construction schedule.

The Town Planner will provide a list of outstanding items to the developer.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing for Mahoney Farm to 6/8/05
at 8:45 p.m.

***Brookside Farm Definitive Cluster Subdivision (Lettery) – Public Hearing
Continuation***

George Connors gave an overview of the wildlife habitat values of this property and the rationale behind the dense clustering of lots in the southern area of the property which has lower wildlife value. Proposed open space area has significant, varied habitats and mature trees. The developed area has lower value and immature trees.

Mike Sullivan: The Planning Board needs to make a determination if preserving contiguous wildlife habitat is more important than a 100' wide perimeter along the frontage of 2 lots. Landham Road is not a wooded road from the Framingham town line to Route 20.

Mike Fee: There is a need to talk to Conservation Commission and get their input on the value of the open space.

Darryl Nash: Without a waiver, the developer would be forced to do a conventional plan.

Lisa Eggleston: Did reconfiguring the lots up to 40,000 square feet give you more room for a buffer?

Mike Sullivan: No, road length is constrained by wetlands.

Lisa Eggleston: What is the maximum buffer that can be achieved?

Darryl Nash: 35' (with some driveway within this area). They are proposing significant evergreen plantings and fencing in this area. The applicant will also restrict the removal of vegetation in this area.

Mike Sullivan: Reviewed the conventional plan showing 10 lots. Three lots are in open space and seven are along the southern property line. There is nothing to prohibit siting houses 35' off Landham Road with the conventional plan.

Mike Fee: Asked the applicant to produce a memo with their legal understanding of the bylaw and difficulties in meeting requirements. Include in it;

- wetlands constrain length of cul-de-sac
- overall habitat value of open space

The Board and the applicant discussed the intent of the cluster bylaw.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on Mahoney Farms Senior Residential Community to June 8 at 9:15 p.m.

Miscellaneous

Selectmen's Goals

Jody Kablack: The foremost priority is wastewater. We need to be more aggressive and creative. Finding suitable lots is a keystone to the issue.

Incentive Senior Developments/Senior Residential Communities Regulations

The proposed regulations have been sent to developers. The hearing is scheduled for June 8, 2005.

ANRs

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR plan for 99 Pokonoket Ave.

Willis Hill II – Public Hearing Continuation

The hearing was open.

The applicant's representative requested a continuance to give them time to prepare the grading plans for the 2 driveways off of Kendra Lane. No testimony was taken.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing for Willis Hill II to June 8 at 8:00 p.m.

Executive Session

On motion duly made and seconded, it was unanimously:

VOTED: To go into Executive Session to discuss the Young Property and not to return to regular session.
(Roll call vote)

The meeting was adjourned at 10:45 p.m.