

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

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

Discussion with Abner Salant, Metrowest Growth Management Committee Representative

Abner Salant will let the Executive Committee know the Planning Board is of the opinion it is not getting any value for the annual fee.

Grouse Hill Incentive Senior Development – Public Hearing Continuation

The Chairman reviewed new correspondence to the file since the last hearing.

Bill Pezzoni: Submitted a packet of information to the Board including a legal memo and an amended settlement agreement.

Mike Sullivan: No substantial changes have been made to the plan.

Bill Pezzoni: They met with the Conservation Commission. The NRAD on the property lapsed. Carr Environmental was hired to locate the wetlands. No substantial changes were made. Some wetlands on Shulkin property were flagged and will be surveyed soon. They are looking at a vernal pool at the northern end of the Newell driveway. They looked at a potential land swap of units 13-20, however, it did not work well. The settlement agreement only allows 8 units on these parcels.

Mike Fee: The settlement agreement can be amended. The applicant should not let that stop a good design.

Lisa Eggleston: However, it means more units are out in the field which may not be in keeping with the intent of the settlement.

Bill Pezzoni: Even if the land swap is accomplished, it may not work.

Mike Sullivan: They don't have sketches with greater than 8 units. They tried moving the cul-de-sac to the east. Splitting the buildings into duplexes may help.

Scott Richardson (architect):

The two car garages are challenging; they have 3 unit types and are trying to decrease the visibility of the garages. It is New England architecture. They are proposing height differentiation and dormers to break up roof mass. The interior floor plan was described.

Joe Sziabowski: Can you make the unit entries more prominent, keep working on the garages? Rear elevations are also important. The roof dormers should be more symmetrical with the windows.

Eric Poch: Two buildings in the field will be out of character with the other homes in the area.

Mike Fee: The street view from Old Framingham Road and the field should be the highest priority.

Bill Fleming (Landscape Architect):

Presented the landscape scheme for the development with; street trees along Old Framingham Road, heavy planting at field frontage and in-filled gaps along Old Framingham Road. The front planting circle will have white pines, red maples, sweet gum, sugar maples, little leaf lindens – it will be a large variety.

Cross-sectional plans were described as well as the front courtyard plantings and lighting plan which will be minimal, 70' width sodium vapor.

Lisa Eggleston: Do you have anything regarding 21E?

They will provide a copy.

Adam Miller, 1 Nobscot Road:

Question on the location of the cross section. The elevation at the field on the northern edge of the property, would it be helpful as well?

Leigh Dunworth, 78 Old Framingham Road:

Would prefer the design be more historic. Sugar Maples may be appropriate along the town access road.

Mary Anne Clark, 118 Nobscot Road:

She is concerned with the density. The lots were approved with variances and therefore do not qualify as lots under the bylaw. She questions the settlement agreement and the ability to construct ISD units on 2 parcels.

Mike Fee: Stated that the settlement agreement has been amended and gave Mary Anne Clark a copy.

Bill Pezzoni: His research on variances indicates approval of 2 buildable lots. There was no mention of what would be built on them. Amending the settlement agreement contemplates construction of any use that is allowed under zoning, including Senior Residential Communities and Incentive Senior Development Units.

The opinion of Town Counsel was requested on the following issue: Do bylaw density regulations depend on frontage that exists naturally or can it be done by variance?

David Seegal: Springhouse Pond is not visible. He feels this development will be visible. The attention to screening is important.

Donna Park, 99 Nobscot Road:

What is the price of the units going to be?

Approximately \$500,000.

Donna Park: Traffic is an issue, noise is an issue, visibility is an issue. There is concern that the character of the area will be lost. Nothing is being done to preserve the land.

Ray Bachand: Doesn't the Master Plan recommend scattering these developments?

Does the Planning Board have discretion over density?

Mike Fee: Section 5470 states the scope of the Planning Board discretion; discretion over density only as related to impact more than single family development. The Planning Board agrees that 2 buildings in the field is a critical issue. We will continue to focus on the mitigating impact on the neighborhood and aesthetics.

Discussion continued on traffic generation of Incentive Senior Development versus single family subdivisions.

There was discussion on locating 12 units in 4 buildings on 2 Mahoney parcels.

Neighbors like it as long as it reduces mass and moves buildings as far away as possible.

The applicant is to provide sketches of reconfiguration. This will involve amending the settlement agreement and property that will be deeded to the Town. They were instructed by the Board to have the following for the next meeting:

- legal memo on price
- 21 E update
- Build-out of single family
- sketches of reconfiguration
- traffic report
- revised plan
- streetscape perspective

The Town Planner determined the abutter list was not deficient.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing to November 9 at 8:00 p.m.

Building corners and building entrance will be staked at the site visit.

FY07 Budget

The Town Planner will try to get increased staff. \$6,000 will be used from the Planning Board budget and the Metrowest Growth Management Committee fee.

The Board revisited discussion on Grouse Hill and would like to obtain the following from this developer:

- park
- walkways
- new road
- town access to recreation fields

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