

Present: Michael Fee (Chairman), Lisa Eggleston (left at 9:00 p.m.), Chris Morely,
Michael Hunter, Eric Poch, Joe Sziabowski (Associate), Jody Kablack (Planner)

The meeting was called to order at 7:45 p.m.

Cail Farm Definitive Cluster Subdivision
Continuation of Public Hearing - VOTE Decision

Mike Fee: Asked for final input before closing the public hearing from the applicant and residents.

George Dimakarakos: Wanted to comment on the fencing. They will be fencing at the entrance on either side of the road. It will be the same as the Thornberry Lane development fence and will not be in the right of way. A picture of Thornberry Road was shown to the Board and residents and submitted to file.

Jody Kablack: There are two new submissions to the file. A memo from the Board of Health has been received stating the septic plans were submitted and approved. Also, the Water District has stated it has interest in the future water supply well and has received permission from the applicant to test the property. The Decision states this proviso in the Open Space (subject to the Board of Selectmen). The Town Planner has not confirmed this with the Conservation Commission. If Conservation does not approve, the Order of Conditions may have to be modified since testing will be in Conservation land.

Doug Kennedy: Is this property in a recharge area?

Jody Kablack: Yes, but it does not affect the single family water supply. It is on a much larger scale.

Mr. Geagan: Point 5c of the Decision addresses the fixing of the culvert on Concord Road?

Jody Kablack: Yes.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on Cail Farm Definitive Cluster Subdivision.

At this point, the Board reviewed the Decision draft prepared by the Town Planner with the applicant.

Peter Karassik: On page 9, #24, it is stated we have to come back before the Board for sign approval. He would like to have it approved tonight if possible. What was shown at Thornberry Lane will be exactly what this subdivision will have.

Mike Fee: The Board will take a motion on signage after the Decision vote.

The Board wanted it in both the Decision and the minutes this lot layout design was more acceptable to the abutters and that the neighbors expressed to the Board the placement of

the houses would be best with the waivers requested. The Board also wanted it stated, while it is not policy to grant waivers, there were valid benefits to the general public in doing so after a plan without waivers was demonstrated.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Decision as drafted subject to the modifications discussed.

Entrance Sign

Chris Morely: Is this slight overkill of signage for three houses?

Peter Karassik: The Association wanted it; he was obligated.

The Board verified the signs would be built exactly as shown on the Thornberry Lane picture.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the proposed signage as shown on the plan prepared by Sudbury Cedar Fence Co., Inc. dated 4/20/06.

Faucher Woods Definitive Subdivision

In the interest of time, the Chairman made a motion to waive the reading of the hearing notice; it was unanimously voted.

The documents in the file were listed by the Chairman.

Tom DiPersio of Thomas Land Surveyors:

Dennis and Christine Faucher are the co-applicants with Stanton and Sarah Healy for the property on Maynard Road near Fairbank Road; Livermore Circle is located on the opposite side of Maynard Road. They are proposing two lots; an existing single family house on lot 1 will be demolished. The Healys are on the south side of the property, with a portion of land on Fairbank Road, and have signed as co-applicants to provide compliance with the 50' offset requirement to abutting property lines. (Aerial photos of the Healy's property and the corner lots were shown.) The Healy property is on the edge of a vernal pool on their south side and on the north side there are wetlands which were flagged.

They are requesting a waiver of the regulation requiring cul-de-sac be centered on the street centerline. This is requested due to the location of the right of way along the abutting property. A conventional road plan was shown with the road grade at 6% and some grading in the buffer of the vernal pool. The infiltration system will be on the corner of the property. They are also requesting the road be an 18' common drive with a Y-shape turn around rather than the 24' width requirement. The maximum driveway grade is a 10% slope, leveling towards the back of the property. It meets the driveway regulations.

A hydrology report was submitted. An erosion control plan where it abuts the vernal pool will include hay bales. There will also be hay bales by the wetlands. There will be a construction apron abutting Maynard Road. Natural low spots on the property will control stormwater with the installation of quality inlets. They are proposing 2 catch basins at the end of the driveway to an inlet, then to a cultex infiltration system. A cultex information sheet with soil data has been submitted.

Mike Fee: Can you demonstrate on a plan with the abutting houses that the offset of the cul-de-sac can be built without a waiver?

Tom DiPersio: Yes.

Lisa Eggleston: Can you demonstrate the entire right of way can be constructed in compliance with conservation regulations and still get the same number of lots?

Tom DiPersio: We could do that; he will meet with Bill Place and show how it can be configured.

Jody Kablack: We need that; you must demonstrate the plan can be built in compliance without waivers.

Lisa Eggleston: What is the viable build-out of the property next to the vernal pool (Healy lot)? This proposal creates frontage on that lot.

Tom DiPersio: Yes.

Lisa Eggleston: For drainage, why are you using cultexs? They are usually shallow.

Tom DiPersio: It is Zone II; we are trying to keep depth. There will be dry wells for houses with roof drains.

Jody Kablack: Are you going to Conservation?

Tom DiPersio: We do have some activity within their jurisdiction.

Jody Kablack: Has Conservation approved the wetland lines?

Tom DiPersio: No.

Jody Kablack: We need that approved (in particular lot 2). If the flags are off by any measure, it could have a large impact.

Lisa Eggleston: Are there garages; will they be in the front? Where does the driveway split off?

Tom DiPersio: The driveway is on the eastern side in the front; on the southern side for the back driveway.

Jody Kablack: Are you requesting a waiver of a conventional road to 10% slope (private way)? This needs to be in writing.

Lisa Eggleston: In terms of Maynard Road, it will be a house behind a house which the Board does not encourage. We will look for screening and grading between them.

Jody Kablack: The second house is 500' back from the road. There is not Town water here; water supply well for both houses. The Water District has recommended that dry mains be put in. The Fire Chief's comments are pending; however, he has previously denied plans for Willis Hill because a main was not brought in. Are there fire hydrants there?

Tom DiPersio: The closest one is in the right of way by the driveway to the water tank at the intersection of Fairbank Road.

Jody Kablack: One will be needed for this proposal.

Tom DiPersio: It is a dry water main; they will show the hydrant at the end.

Chris Morely: Is there a hydrant on Parmenter Road at the end? You could pipe over from that with an easement if there is one.

Lisa Eggleston: It is a dead end main; still have to loop.

Jody Kablack: The existing utilities need to be shown on the plan. The walking paths will be looked at on the site visit.

Mike Fee: (Addressing the public in attendance.) The Subdivision Control law requires the Planning Board to approve plans which meet regulations even if we disfavor them. In working with applicants, we try to obtain balance of what is beyond our control with suggestions to maintain character of neighborhoods. The issues the Board has flagged with this application include:

1. The applicant needs to submit a demonstration plan of compliance without waivers.
2. Screening for minimizing stacking of houses
3. Water issues; could condition the application with a water main extension
4. Existing utilities need to be shown on the plan
5. Confirm delineation of wetland buffers with Conservation

A site visit was scheduled for May 9th at 8:00 a.m.

The hearing was open to the public. There were no questions or comments.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing on Faucher Woods Definitive Subdivision to May 10th at 7:30 p.m.

The Board asked the applicant to have the property boundaries and second house location marked for the site visit.

Mahoney Farm Senior Residential Community – Review Architectural Plans

No representative was present on behalf of Mahoney Farm. At its previous meeting, the Board met with William Depietri (owner) for architectural review. The plans shown to the Board were not what had been requested. Mr. Depietri was scheduled to come back on April 26th. Therefore, the Board instructed the Town Planner to send a letter to the Building Inspector requesting no further building permits be issued to Mahoney Farm until the applicant meets the conditions of approval.

T-Mobile; Request for Leases of Town Owned Land

Jody Kablack: T-Mobile has requested 3 Town owned locations to install wireless facilities. The sites are 1) the Fire Station on North Road; 2) The Bushy Property at 631 Boston Post Road; and 3) at the Fairbanks Community Center.

It was the overall opinion of the Planning Board that we do not need to supply 100% coverage everywhere and that all of the locations proposed are outside the Wireless Overlay District and will have a negative impact on aesthetics. The Board recommends that the Board of Selectmen deny the application request.

Board/Committee Re-appointments

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint Patricia Windle as Planning Board Representative to the Design Review Board for a term ending April 30, 2009.

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint Daniel Martin as Planning Board Representative to the Design Review Board for a term ending April 30, 2009.

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint June Allen as Planning Board Representative to the Permanent Landscape Committee for a term ending April 30, 2009.

On motion duly made and seconded, it was unanimously:

VOTED: To re-appoint Craig Blake as Planning Board Representative to the Permanent Building Committee for a term ending April 30, 2009.

ANRs

On motion duly made and seconded, it was unanimously:

VOTED: To endorse the ANR Plan of Land for 42 Hawes Road submitted by Ajit & Lynn Maira dated April 11, 2006.

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