

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

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

Faucher Woods Definitive Subdivision – Continue Public Hearing

Mike Fee: Opened the hearing. The applicant had not progressed since the last meeting and has been rescheduled. No testimony was received.

On motion duly made it was unanimously:

VOTED: To continue the public hearing for Faucher Woods to May 24, 2006 at 8:00 p.m.

Goal Setting for FY07

The Board reviewed the draft prepared by the Town Planner dated May 10, 2006.

Mahoney Farm Senior Residential Community – Review Architectural Plans

Bill Depietri and Michael Cremin (Capital Group Properties) were present.

Bill Depietri: (Provided reduced sets of architectural plans.) They have shown the rear elevations as requested. There are plans for units with walk-outs and units without walk-outs. Building 13 is the closest to Nobscot Road (near pond) and has walk-outs for all units. Building 12 is a non walk-out and is also visible from Nobscot Road but building 13 is the most visible from the road.

Jody Kablack: What is the back yard depth?

Bill Depietri: 20-25'; the units are 50' deep.

Jody Kablack: It is level and then slopes?

Bill Depietri: Yes, it goes up a little then slopes to the water.

Jody Kablack: Where it is level, plantings will screen the backs of the units.

The Board reviewed the foundation plans and roof line breaks.

Joe Sziabowski: What are the materials on the rear of the buildings?

Bill Depietri: It is cedar clapboard and cedar shingle with composite trim on all.

Joe Sziabowski: We wanted the elevations, which they have provided. He feels it is unfortunate however, that the building which faces the main road has the biggest, blankest elevation.

The Board discussed how best to break up the rear façade of building 13.

Mike Fee: In summary, the Board has requested the following items, but he would like to do a conditional approval in order to move on with this application:

- Building 13 needs greater articulation
- Color scheme change for visual articulation for buildings 12 & 13.
- Louver articulation
- Shingles without horizontal roof lines
- Oyster shingles
- 4 season porch component on at least one (building 13?)
- Possible full gable

Joe Sziabowski: He likes the fact that the front elevation has identity to each building; the back does not. It needs an impact.
The Board requested the applicant incorporate as many suggestions as possible to the rear facades.

On motion duly made and seconded, it was unanimously:

VOTED: To conditionally approve the architectural plans for Mahoney Farms Senior Residential Community based on the summary of issues for better articulation.

The Board will send a letter to the applicant with instruction to come back before the Board if needed.

Modification to 56 Briant Drive

Board Member Michael Hunter recused himself from the discussion.

Jody Kablack: The Barry's (applicants) live at the end of Briant Drive, the last house on the right. Cakebread Drive existed prior to the Willis Hill subdivision. The Willis Hill subdivision approved a through street for Cakebread, but it was not required to be built. The right of way is within an easement across the Barry's property. A walkway goes all the way through their property within the easement from Briant to Cakebread. This easement takes up a lot of room in their property. They want to build a shed and Jim Kelly (Building Inspector) will not grant a building permit for a structure in an easement. The Barry's have requested that the Planning Board take affirmative action to eliminate the turn-around easement on their property. Bill Place is happy with the existing turn-around; he would like the easement to have a 40' radius if he needs it (for plowing). The Fire Chief has not provided input yet. The easement currently is a full 60' radius cul-de-sac.

Chris Morely: The Fire Chief has stated in other instances he wants the 45' radius.

Mike Fee: Can Jim allow the shed to be built with the agreement if there is ever a build-out of the full cul-de-sac it will have to be removed?

Jody Kablack: Jim wanted a letter from the Planning Board that states the road is adequate as is or that no full build-out is anticipated; something that could justify permitting the shed to be built within the easement.

Mike Fee: The Board is not granting waivers of the easement rights with the exception of this one shed. The current use appears adequate; however, it is not smart policy to waive any easement rights.

Jody Kablack: Would like the Fire Chief and Bill Place to approve; the Planning Board would have to go to Town Meeting to extinguish the easement rights. Cakebread has two houses on each side and is built-out; no access or further subdivision is possible.

Mike Fee: He would not vote to modify to abandon rights of Town property easement; not good policy to abandon rights because it was requested.

John Barry: He understands the risk that it may need to be taken down but coming at it from a more practical spot as a resident there, he knows the roadway as currently constructed is adequate.

Mike Fee: It appears the Board has a few options:

1. Abandon the cul-de-sac easement
2. Reduce the size of the easement
3. Not abandon anything but send Jim a letter stating the owner can build at risk

Mike Fee: There could be a recordable document agreement regarding the easement use (need BOS approval) or the applicant could record a deed restriction acknowledging the fact that the shed is built in an easement in the event the Town asserts their rights; the deed holder stops the holding of claim of shed and cannot adversely possess municipal land.

The Board instructed the Town Planner to draft a letter, check with Town Counsel on the deed restriction and communicate with Jim Kelly.

The Villages at Old County Road 40B

Jody Kablack: The ZBA is happy with the design.

The Planning Board feels its input on keeping density high at this site was not taken into consideration. The Planning Board wants the Selectmen to take a stronger role. The Planning Board wants a walkway or at least an easement along the front of the property and all off-site mitigation previously offered.

Kayla Court

On motion duly made and seconded, it was unanimously:

VOTED: To set the bond amount at \$11,013.44

On motion duly made and seconded, it was unanimously:

VOTED: To release the lot in consideration of acceptance of a bond in the amount of \$11,013.44.

Chloe Estates

On motion duly made and seconded, it was unanimously:

VOTED: To release lot 2 from the Covenant.

Miscellaneous

Willis Hill II

Jody Kablack informed the Board she will be sending a letter to Bob Quirk to finish the work on the subdivision by July 20, 2006 or the Board will take the bond.

Ledgewood II Subdivision Sign

Dick Campana (not present) has requested to put up a new sign in place of the existing subdivision sign. There was not sufficient information provided, therefore the Board did not vote.

The meeting was adjourned at 9:45 p.m.