

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

The meeting was called to order at 7:35 p.m.

Maillet Estates Definitive Subdivision – Continuation of Public Hearing/Vote Decision

The Chairman opened the hearing and reviewed file documents submitted since the last hearing.

Mike Sullivan and Al Maillet represented the applicant. The Board reviewed the draft decision prepared by the Planning Director with the applicants.

There was brief discussion on whether the Board wanted it as a condition for buyer notification that the land to the east is in active agricultural use. It was initiated by the abutters in accordance with the Right to Farm issues. The Board opines this should be the Agricultural Commission's jurisdiction and is not appropriate in a subdivision decision.

The hearing was open to the public: no comments.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on Maillet Estates Definitive Subdivision.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Decision of Maillet Estates Definitive Subdivision as amended.

Grouse Hill Incentive Senior Development – Public Hearing Continuation

Mike Fee reviewed new materials submitted to file since the last public hearing.

Steve Lewis of Gorman Richardson Architects presented elevation plans. The site consists of 2, 3 and 4 unit buildings. The 4 unit buildings are referenced as "a/b/c" with 2 "c's" in the center; 3 units have one "c". The garage doors have been addressed as recommended by the Design Review Board. The "a" units have 3 small dormers; garages on "c" protrude so it is not one straight plane.

Joe Sziabowski: Is it generic elevation? What about walk-outs?

Marty Loiselle: There are walk-outs at the entrance and 8 units on the easterly side are also walk-outs. The entrance to the building is fairly level with street level as far as grading.

Chris Morely: The unit on the far right (Old Framingham Road side) wasn't supposed to be a walk-out (facing Leigh Dunworth).

Mike Sullivan: They are walk-outs because the existing grade is at 172 through the unit. To coincide with the road (173.5) would require heavy fill.

Joe Sziabowski: The units facing Old Framingham Road aren't walk-outs?

Marty Loiselle: No.

Jody Kablack: The walk-outs will need to be labeled on the plan.

Steve Lewis: Presented side elevations; "b" and "a" units. Exterior is vinyl clapboard; dormers are fiberglass. Windows are trimmed with casings. Per Joe Sziabowski's memo, it is architects vinyl siding and is shown in the number of seams and trim. It is aesthetically better.

Joe Sziabowski: When will a decision be made on the grade of vinyl siding? Will there be shakes over the garages and trim?

Jody Kablack: Ensure there is a list of product grade to be labeled. The Board can have final approval on it.

Joe Sziabowski: Can't grade it, but can look at samples with product specifications and length of run.

Mike Fee: We need to see samples, understand it is a balance with expense but would prioritize as 1) durability, 2) aesthetics and 3) cost.

Bill Pezzoni: Work is in progress already; may have to increase cost of units depending on choices.

Joe Sziabowski: In addition to samples and specs of the exterior product, he has some comments on unit design with regard to the original elevations and the elevations presented in response to the Design Review Board. There is lack of consistency and the window styles were not addressed (in particular with the 4 unit). The building looks flat for elevations and he is stuck on the garage being so prominent. He wants the unit entries to have more of a presence without changing the elevations. There is nothing identifying the "human entrance" to the house.

Steve Lewis: That is a valid point; it is difficult to do however. Having garages that poke out enables landscape areas.

Mike Hunter: The "c" units lack wrap-a-round porches.

Chris Morely: How deep are the porches on "c"?

Steve Lewis: 5'.

Eric Poch: Are the gables façade only?

Steve Lewis: Yes.

Joe Sziabowski: Mahoney Farms has pronounced entries with gables; could make more of a porch element.

Jody Kablack: More needs to be done with landscaping; it needs to be enhanced.

Mike Hunter: Also needs more lighting, doesn't seem adequate, especially along the roadway.

Lisa Eggleston: A pathway leading up to the home would be nice.

Joe Sziabowski: What is envisioned for walks to the front entries? Where does it go to and from?

Steve Lewis: He would have to defer to the landscape architect, who is at the Zoning Board meeting.

The Board suggested there be more landscape architecture in the 2 middle units with possible fencing for the entry to the development.

Lisa Eggleston: Are there gutters proposed?

Mike Sullivan: Yes.

Joe Sziabowski: The landscape plan doesn't show the walkway plans to the entries either.

Jody Kablack: They are brick pavers.

Joe Sziabowski: What is the Old Framingham Road perspective view looking back?

Bill Pezzoni: That will be taken up at the next meeting.

Joe Sziabowski: 5 pole lights seems to be insufficient, especially when controlled by the occupants. They will be sometimes off; safety issue.

Bill Pezzoni: Will have a revised lighting plan at the next meeting.

Jody Kablack: The Board only has experience from one development and there is not enough lighting at that one. The residents want more to see while they are walking (directed onto roadway). The applicant should check with the Springhouse development. The applicants responded they could do brighter lights and still keep the same number.

Jody Kablack: What is the height of the pole?

Steve Lewis: Only 10' high poles; 12' to fixture top.

Joe Sziabowski: The side elevations in a couple of places (the end facing Old Framingham Road) are visible. They don't feel as composed as the front elevations. He wants to see more elements to those side elevations that are visible.

Bill Pezzoni: What about a mix of shingle and clapboard? Color?

Joe Sziabowski: Don't use color; looking at as flat, two dimensional.

Bill Pezzoni: All but one would be shielded by the berm and there will be landscaping.

Joe Sziabowski: There is a lot of horizontal clapboard siding; can you break it up? He recommends a different style for the windows; more energy efficient.

Eric Poch: 8-10 units will face out onto side elevations.

Steve Lewis: No shingled gables on the side as there are on the front.

Lisa Eggleston: What buildings are these side elevations you are showing?

Steve Lewis: A & B (kitchen is double window)

Mike Hunter: There are 2 different styles; Schultz & Craftsmen. The finish is inconsistent.

Joe Sziabowski: You don't have to change the footprint of the building, but the elements should change; the windows in particular with the energy concern and also decking (pressure treated versus composite).

Bill Pezzoni: Changing the decks from pressure treated will double the cost.

Mike Fee: We can balance cost with aesthetics and durability at the next meeting; get numbers to bargain on.

Eric Poch: Is the lighting base cost in terms of recessed or fixture elements?

Bill Pezzoni: 95% are recessed; 3 locations will be fixtures (according to the landscape architect).

Joe Sziabowski: Need to clarify the lighting; locations/numbers.

Mike Fee: Next meeting the applicant will bring samples of vinyl siding, lighting, fixtures as addressed at the end of Joe's memo.

Eric Poch: And specifications on the windows.

Mike Hunter: Pressure treated decks are fine versus the cost of composite.

Lisa Eggleston: Is the goal to have all 3 types of units be the same base price? Why?

Marty Loiselle: The end units would be more.

Lisa Eggleston: If you upgrade the decks the upgrade price shouldn't go on all units.

The hearing was open to the public.

Donna Park: Will there be documents on pricing restrictions?

Mike Fee: Yes, pricing is designed to fit in with State guidelines.

Jody Kablack: Town restrictions will be enforceable by the Town.

John Cook: Don't put a cost so low that it compromises durability.

Ray Bachand: If they go with pressure-treated decks, they should be stained and finished. He also has a question on the build out process. Can it be required to get done in the field first so it can be put back in place quicker?

Bill Dipietri: They can't do that under the Conservation permit; septic/detention needs cut and fill in the other side first then the road goes in.

Lisa Eggleston: There is no rough grading there; the field won't be disturbed until it's ready to do.

Ray Bachand: That would be fine as long as it gets planted as soon as possible.

Lisa Eggleston: Can you do the north side of phasing first for that portion of the project?

Bill Dipietri: He has a phasing plan which he didn't bring for this evening but can get to Jody.

Mike Fee: We can condition the permit on phasing.

Ray Bachand: He is okay with the way they stated phasing tonight. The construction and sales trailers look ridiculous in a residential zone. Where will they be located?

Bill Dipietri: The sales office will be in the middle unit as long as possible then it will be over in the Mahoney Farm trailer. They expect the trailer to be out by June or July of next summer (07), when the first building is done.

Ray Bachand: There will be cars in front of the garages; does the condo association have any type of restriction or stipulation on the number of cars?

Lisa Eggleston: The condo association can change it; is there reason to believe it will be different here than at our own homes?

Bill Dipietri: It should not be an issue, there are no children, elders tend to downsize, and it is unlikely to be excessive.

Mike Fee: Is the basis of your concern visual impact? The driveways are turned inward away from your house view.

There was no further public input.

Jody Kablack: Referred to her memo dated 10/10/06. Traffic impact; does the Board want to hire a traffic consultant to do peer review?

Mike Fee: He is in favor of it. Traffic is a big concern and a peer review would work well while not costing a lot of money.

Jody Kablack: We have a consultant on board from the BMW proposal; Ron Desrosiers of MDM Transportation (\$10k).

Bill Dipietri: He is on board with the request.

Mike Fee: Is there a timeline involved?

Jody Kablack: Will do her best to move it along. The applicant has to submit \$5,000 to escrow, (contract with MDM not to exceed \$5,000). They will review their traffic report to see if it is sufficient. Particular attention should be paid to the Old Framingham Road/Nobscot Road intersection as well as to traffic calming.

Jody Kablack: Unit pricing shouldn't be all the same.

Lisa Eggleston: Are the variations so lower costs can be applied?

Bill Dipietri: Will balance it, center units can be a different price.

Lisa Eggleston: Will there be amenity consideration as they get adjusted?

Jody Kablack: We need to determine a base price; the applicant wants to keep the base price low.

- Using State calculations; 80% of Median Income
- Based on how HUD/income changes
- Capping improvements

On motion duly made and seconded, it was unanimously:

VOTED: To make a finding to adopt and notice a public hearing to discuss proposed regulation change that appears in sections 5450 & 5490 of the zoning bylaw to interpret and define cost under the bylaw.

Mike Fee: There is vagueness with the term "cost" in the bylaw.

Chris Morely: The bylaw doesn't address the element of improvement as defined in the cost.

Jody Kablack: The calculations will be documented in the Master Deed and the Deed Rider. We are making a finding that is needed to address ambiguities.

Mike Fee: Cost means are defined in DHCD regulations; basis to integrate capital improvements into.

Eric Poch: There is a problem procedurally with it being in the bylaw. He agrees capital improvements should be in it, but it needs to be consistent with the formula in the bylaw and has to be adequately documented.

Mike Fee: DHCD can reference any other state or federal affordable housing program that determines affordable housing pricing.

Jody Kablack: Anticipating occupancy permits for June/July of 07 is not realistic.

People are selling their homes based on this time you tell them.

Other miscellaneous items for discussion will include:

- mosquito abatement
- water line from Old Framingham Road
- off site mitigation

Bill Pezzoni: There are still issues with the installation of drainage with Mahoney Farms.

Bill Dipietri: The Town was supposed to re-pave the road under the Mahoney Farms condition. Need to review the preliminary decision.

Jody Kablack: The landscape plan will require a scenic road public hearing (November 8). Also, the walkway issue within the development needs to be addressed.

It was the consensus of the Board not to have a walkway (only one member was in favor of it).

Jody Kablack: The construction trailer permit with the Board of Selectmen will expire the end of the month.

Bill Dipietri: The sales trailer will move; construction trailer will stay.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the public hearing to October 25th at 7:45 p.m.

Agenda items for that continuation will include: landscape; architectural answers, specs & upgrades, costs; unit pricing. Traffic will be addressed at the November 8, 2006 meeting as will the scenic road hearing.

The Director of Planning will run thoughts on construction by Jim Kelly.

The Landscape Architect needs to bring perspective drawing.

The meeting was adjourned at 11:00 p.m.