

Present: Chairman Craig Lizotte, Christopher Morely, Martin Long (arrived 8:08 p.m.), Stephen Garvin, Peter Abair, Jody Kablack (Director of Planning and Development) and Jim Kupfer (Assistant Planner)

Absent: Dylan Remley (Associate Member)

At 7:32 p.m., Chairman Lizotte called the meeting to order.

**Potential Subdivision – 212 Pratt’s Mill Road – Discussion**

Present: Applicant’s engineer Bruce Ey and Applicant Karl S. Borg

At 7:32 p.m., Chairman Lizotte opened a discussion regarding a potential subdivision at 212 Pratt’s Mill Road. The Board was previously in receipt of copies of an email from the applicant’s engineer Bruce Ey dated January 30, 2015 and accompanying map.

Mr. Ey described the property with the use of a plan exhibit, noting there is a house currently on the property. He stated the total frontage is approximately 310 feet, which is not enough for two lots. There are also deficiencies from the offset of the new right of way to existing streets.

In response to a question from Mr. Garvin, Mr. Ey stated the required offset of 360 feet for the proposed road in between Dutton and Oak Hill Roads cannot be met on either side.

Mr. Ey referenced an Assessor’s map of the property. He stated the applicant is requesting a waiver in order to place the proposed road approximately 207 feet from Dutton Road and approximately 266 feet from Oak Hill Road. Mr. Ey emphasized the proposed lots and road will be in character with the neighborhood. He stated he surveyed the site and believes this is the only waiver which would be needed. Mr. Ey explained the applicant is proposing three lots, each approximately 40,000 square feet, with a private street. He also stated the applicant would like a sense from the Board as to whether a waiver would be approved before committing more time and money to the project.

Mr. Morely stated his initial reaction is that the site would be better suited for two larger lots, which could possibly command a higher price.

Mr. Ey stated the applicant would prefer to have the three lots. However, he asked if two lots had to be agreed to, could there be a paper street with a common driveway.

Ms. Kablack asked if the lot configuration has been completed because she questions whether three lots are possible with the right-of-way and stormwater management included. Mr. Ey stated he believes three conforming lots can be done.

Mr. Morely stated the Board has been consistent with applicants and developers that they must be able to first prove the subdivision can be built according to the Town’s regulations before any waivers are considered.

Ms. Kablack noted there have been inquiries on this property from Chapter 40B developers for possibly up to 15 units.

Mr. Morely reiterated that he considers the property being ideal for two very nice homes.

Mr. Abair stated it is a very big lot, and the past position taken by the Board has existed for a reason. He believes the waiver being requested is significant, and he would be concerned about setting a future precedent by making an exception.

Mr. Garvin stated he too is concerned about setting a precedent by approving the requested waiver. He also questions whether three lots and the right-of way are possible.

Chairman Lizotte stated that, if the Board were to grant the relief to the extent requested, it would set a precedent. However, he also stated the Town would not want to see a Chapter 40B development in this location. Chairman Lizotte stated the Board might consider granting a waiver if the applicant were to consider two lots as of right instead of three.

Mr. Garvin asked if a conservation cluster could be considered at this location.

Ms. Kablack this is not allowed due to the minimum lot size of 10 acres for a cluster development.

Ms. Kablack suggested to Mr. Ey the applicant should try to demonstrate three lots are possible and then offer to give one up as a concession.

Chairman Lizotte stated for the proposed waiver it would seem more reasonable for the Board to consider two lots.

Mr. Morely stated the Board needs evidence of a benefit for the Town to consider granting a waiver.

Ms. Kablack suggested Mr. Ey reviews the potential of the Town taking of land not in the right of way.

Mr. Borg stated he has not heard from the Board tonight a firm commitment to proceed.

Chairman Lizotte stated the Board tries to work with residents, but a workable plan has not yet been clearly presented to the Board.

Ms. Kablack suggested Mr. Ey and the applicant should review the Town's waiver regulations.

At 8:02 p.m. Chairman Lizotte concluded the discussion.

#### **Maple Meadows SRC - Request for Bond Reduction**

Ms. Kablack stated this agenda item will be rescheduled at the request of the applicant who is out of town.

#### **FY15 Projects and Priorities**

The Board was in previous receipt of copies of a listing of FY15 Planning Board Projects and Priorities Voted June 18, 2014.

Regarding the "Transportation" category, Mr. Long asked if anyone has been in contact with CSX. Ms. Kablack stated the Town renews its interest with CSX every six months.

Regarding the “Economic Development” category, Ms. Kablack stated Craig Blake has taken the lead on the Route 20 Sewer Project. Mr. Blake will likely address the Board of Selectmen with the status of the project at a future date. Ms. Kablack stated Marlborough does not seem interested in pursuing a joint project, noting Sudbury will need to decide if it should pursue its own project.

Mr. Abair stated that, on occasion, he has professional dealings with Marlborough’s Mayor, and he could try to broach the subject. Ms. Kablack encouraged him to do so.

Mr. Abair also stated he believes it is important for the project to engage business owners. Mr. Morely and Ms. Kablack stated this has been done in the past with limited results.

The consensus of the Board was that the Raytheon property should be added to the “Community Housing” category and that the “Economic Development” category should be listed first and that it should include research of DIF opportunities.

Chairman Lizotte suggested, and the Board concurred, that the “FY15 Planning Board Projects and Priorities” be revised to reflect tonight’s discussion and be presented at the Board’s next meeting for review and possible vote.

#### **Raytheon Property Redevelopment - Discussion**

At 8:38 p.m., Chairman Lizotte opened a discussion regarding the redevelopment of the Raytheon property. The Board was previously in receipt of copies of a revised draft letter from the Planning Board to be sent and reviewed at the Board of Selectmen’s February 24, 2015 meeting. In addition, copies of two separate revised letters provided by Chairman Lizotte and Mr. Abair were distributed for review.

Chairman Morely stated he previously submitted minor edits to the draft letter to Ms. Kablack.

On motion duly made and seconded, it was unanimously

VOTED: To request that a final draft letter which blends the revisions presented by Chairman Lizotte and Mr. Abair into a new draft be circulated to the Planning Board again for review and then submitted next week for the Board of Selectmen’s packets for them to review at their next meeting.

#### **Annual 2015 Town Meeting Articles – Discussion**

At 8:44 p.m., Chairman Lizotte opened a discussion regarding the proposed articles for the Annual 2015 Town Meeting. The Board was previously in receipt of copies of a list dated February 6, 2015 of the articles submitted by the February 2, 2015 deadline.

Ms. Kablack stated Article #43 regarding Site Plan Authority will be referred from the Selectmen to the Planning Board for a public hearing. She also noted a few petition articles have been submitted.

Mr. Garvin and Chairman Lizotte asked if the Davis Field Project revised its proposed number of paved parking spaces. Ms. Kablack stated she did not think any changes had been made regarding the proposed parking.

**Minutes**

Mr. Garvin noted in the second to the last paragraph on page 4 that the word “sit” should be corrected to read as “site.”

On motion duly made and seconded, it was unanimously

VOTED: To approve the regular meeting minutes of January 14, 2015, as amended.

**Miscellaneous**

Ms. Kablack stated she is awaiting receipt of a draft report from The Cecil Group regarding Route 20 Zoning. Once the report is completed, the consultant will present the findings at a public meeting.

**Upcoming Meeting Schedule**

Ms. Kablack stated the Board’s next meetings will be held February 25, 2015 (tentatively), March 18, 2015 and April 8, 2015 at 7:30 p.m., at Town Hall.

The meeting was adjourned by Chairman Lizotte at 8:58 p.m.