

Present: Christopher Morely, Stephen Garvin, Peter Abair, Dylan Remley (Associate Member), Jody Kablack (Director of Planning and Development) and Jim Kupfer (Assistant Planner)

Absent: Chairman Craig Lizotte and Martin Long

At 7:33 p.m., Vice-Chairman Abair called the meeting to order.

**Scenic Road Application - Request for Temporary Removal of Stone Wall – 200 Old Lancaster Road – Informal Review**

Present: Property Owners Christina and Rob Deignan

At 7:33 p.m., Vice-Chairman Abair opened a discussion regarding the request for the temporary removal of a stone wall at 200 Old Lancaster Road. The Board was previously in receipt of copies of an email from the property owners Christina and Rob Deignan dated March 25, 2015 and an accompanying Scenic Road application, site map and pictures.

Assistant Planner Jim Kupfer stated the applicants submitted a full application, but it was decided an informal process was appropriate for the request since this is temporary removal and replacement. Mr. Kupfer referenced the materials provided, noting the work is planned to be done in approximately three months during the summer, and then the stone wall will be replaced.

In response to a question from the Board, property owner Christina Deignan stated the same stones will be used to replicate and rebuild the wall as it is now.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request for the temporary removal of a stone wall at 200 Old Lancaster Road under an informal Scenic Road application process, and to ask that the applicant take photographs of the existing stone wall, retain the stones on site and reuse the same stones to rebuild the wall as it is now.

**Application Not Required Application –94-100 Prides Crossing**

Ms. Kablack summarized for the Board the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Jon Delli Priscoli, for the property located at 94-100 Prides Crossing Road.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse and sign the Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Jon Delli Priscoli, for the property located at 94-100 Prides Crossing Road.

**Minutes**

On motion duly made and seconded, it was unanimously

VOTED: To approve the regular meeting minutes of March 18, 2015.

On motion duly made and seconded, it was also unanimously

VOTED: To approve the regular meeting minutes of March 25, 2015.

**Permanent Building Committee – Appointment**

On motion duly made and seconded, it was unanimously:

VOTED: To appoint Craig Blake as the Planning Board’s member on the Permanent Building Committee.

**Public Hearing: Stormwater Management Permit – 555 Concord Road – Assessor’s Map F10-0010**

Present: Applicant’s Senior Project Engineer Dennis Griecci

At 7:45 p.m., Vice-Chairman Abair opened the Public Hearing regarding the Stormwater Management Permit application submitted by Venanzioro and Laura Fonte, Applicant to construct a new 5,670 sq. ft. barn and associated improvements which will disturb greater than 40,000 sq. ft. of land on a 7.42 acre parcel located at 555 Concord Road (Assessor’s Map F10-0010), which was continued from March 18, 2015. The Board was previously in receipt of copies of a draft Decision Stormwater Management Permit 555 Concord Road, Sudbury, MA dated April 8, 2015, a letter from the applicant’s engineer Dennis Griecci dated March 30, 2015 and accompanying Operation and Maintenance Plan and revised plans, and an email from Sudbury’s Peer Reviewer Joseph Peznola dated April 1, 2015.

The applicant’s Engineer Dennis Griecci summarized the revisions made to the plans, which were based on comments received at the last meeting. Mr. Griecci stated a separate Erosion and Sediment Control Plan has been submitted. He summarized how the slope will be stabilized during construction, and plans for permanent stabilization, as well as changes to the overflow pipe for the infiltration chambers. He also stated the Operation and Maintenance Plan has been expanded to include more detail.

Mr. Morely stated it appears as if all the changes requested have been implemented.

Ms. Kablack reviewed the new materials received since the Board’s last meeting. She noted Sudbury’s Peer Reviewer has reviewed the materials and is satisfied with the applicant’s responses.

Vice-Chairman Abair asked if the applicant is aware of condition C. 4) noted on Page 3 of the draft Decision regarding a required construction sequencing plan for the porous paver system, the hiring of a Registered Professional Engineer and the completion of a minimum of three inspections during the installation process. Mr. Griecci stated the condition is acceptable to the applicant.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the “Decision Stormwater Management Permit 555 Concord Road, Sudbury, MA dated April 8, 2015,” as reviewed tonight, regarding the Stormwater Management Permit application submitted by Venanzioro and Laura Fonte, Applicant to construct a new 5,670 sq. ft. barn and associated

improvements which will disturb greater than 40,000 sq. ft. of land on a 7.42 acre parcel located at 555 Concord Road (Assessor's Map F10-0010).

**Miscellaneous – Maple Meadows – Performance Bond Rider – Signature**

Ms. Kablack stated the performance bond rider previously approved for the Maple Meadows development needs to be signed by Vice-Chairman Abair, and it was so signed.

**Annual 2015 Town Meeting Articles – Discussion**

The Board was previously in receipt of copies of the proposed article entitled, "Amend Zoning Bylaw, Article 7000, Definition of Dog Kennel," and a list of the Annual Town Meeting Articles.

At 7:52 p.m., Ms. Kablack stated the Town Warrant was signed by the Selectmen last night and will be issued soon. She also stated the Public Hearing will be held on April 29, 2015 to discuss the zoning-related articles.

It was noted the Selectmen voted last night to submit two \$1 million Ballot Questions regarding greenway rail trails on the Special Town Election. It is unknown at this time, how Annual 2015 Town Meeting Articles #54 and #55 will impact the Town's ongoing work on the Bruce Freeman Rail Trail. It was also noted the two projects reflected in the Ballot Questions could increase the average homeowner's property tax bill by approximately \$500.

**Puritan Lane Proposed Subdivision – Assessor's Map J10-435 and 436 – Discussion**

Present: Applicant's engineer Bruce Ey, property owner Bill Johnson and Sudbury Water District representative Robert Sheldon

The Board was in previous receipt of copies of a letter from the Sudbury Water District dated March 11, 2015, a letter from property owner Bill Johnson dated March 17, 2015, an email from Mr. Johnson to the Sudbury Water District (SWD) dated February 25, 2015, a response email from the SWD dated February 25, 2015, an email from the applicant's engineer Bruce Ey dated March 20, 2015 and accompanying sketch plan, and a letter from Mr. Ey dated July 19, 2013 and accompanying map.

Ms. Kablack summarized the materials received to the file, since the Board's last discussion with the applicant regarding whether to proceed with the proposed subdivision plan, even though a conforming plan cannot be designed. She noted the property abuts the Goodman's Hill water tank, which currently has difficult access. Ms. Kablack noted providing the Sudbury Water District better access to this water tank could be presented as a public benefit of the plan. She further noted the Board previously conducted a site visit.

The applicant's engineer Bruce Ey explained the process and options pursued to date. Mr. Ey noted the applicant is aware that, if waivers are requested, a public benefit must be presented. He also noted the Board had asked them to further investigate whether the Water District property could realistically be maintained from the existing easement. Mr. Ey stated the SWD does not have adequate access through the 20-foot wide easement. He explained the drainage issues and challenges, noting that, even with a 50 foot wide right of way, they will need easements to construct a proper road.

Mr. Morely asked how many lots are being proposed in the subdivision. Property owner Bill Johnson stated four lots which do not exist now are being proposed with a private way. There is currently 1 existing vacant lot adjacent to this property, so a total of 5 homes would be built if the subdivision is approved.

It was noted it would be a benefit to have a Town road leading to the water tank.

Mr. Morely also asked how much, and how soon, does the SWD anticipate building the new water tank?

SWD representative Bob Sheldon stated it is needed in the next five years and it is on the SWD's capital plan. Mr. Sheldon emphasized the SWD does not have legal or physical access to the Goodman's Hill Water Tank, and these factors make its job hard.

Ms. Kablack asked if there is a formal arrangement regarding who will build the road. Mr. Johnson stated this has not been negotiated yet. Mr. Ey stated the applicant envisions three lots being needed, in addition to the one he now has the right to develop, in order to cover the cost of the privately built road.

Mr. Remley asked for clarification regarding access and the degree of the slope. It was noted any drainage design will be challenging.

Mr. Garvin referenced the maps, noting that the residential lots will be severely challenged by topography.

Mr. Morely opined the grade seems flatter when you are actually on the property.

Ms. Kablack asked if the septic system has already been designed on one lot. Mr. Ey stated this has been done, approved and permitted.

Mr. Morely stated the length of the proposed dead end street is still a problem, and would require a waiver. He stated members of the Board were previously concerned that approving this waiver would establish an unwelcomed precedent. It was noted a possible loop road has been discussed.

Mr. Johnson emphasized the waivers would be requested to facilitate access to the water tank.

Mr. Morely stated the SWD's support of the proposal is a positive factor. He also stated another positive feature could be the loop through the private drive.

Mr. Ey stated the applicant would like to hear support from the Board to move forward with the project before doing any further engineering.

Mr. Garvin stated Chairman Lizotte's opinion should be heard because he had concerns regarding setting a precedent by granting the proposed waivers.

Ms. Kablack stated Sudbury's Fire Chief will want the road constructed in a way which will not compromise his trucks when responding to public safety calls.

The consensus of the Board was the applicant should contact the Fire Department to be sure its needs can be satisfied through a common driveway.

Mr. Garvin highlighted there will be challenges with erosion control. Mr. Ey stated the applicant is aware that one needs to be careful regarding how the houses are built.

In response to comments from the Board, Mr. Ey stated he would further research the deeds regarding use of the private driveway, and he would contact the Fire Chief.

Ms. Kablack stated the Board will need to see more engineering regarding the project in order to determine if the waivers requested are commensurate with benefits to be derived. She also recommended the applicant discuss options with the Fire Chief, the neighbors and Mr. Lee regarding the loop before next meeting with the Board.

Mr. Morely encouraged the applicant to further pursue the loop concept.

### **FY15 Projects and Priorities**

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

Ms. Kablack stated Board members are needed to volunteer for certain project categories.

Mr. Garvin and Mr. Remley volunteered to be listed for the “Environment,” “Historic Preservation” and “Transportation” categories. Mr. Garvin also volunteered for the “Economic Development” category.

On motion duly made and seconded, it was unanimously:

VOTED: To adopt the FY15 Planning Board Projects and Priorities Voted June 18, 2014 and Revoted April 8, 2015,” as amended tonight. Ms. Kablack will publish this document on the website.

### **Delegate Stormwater Review to Conservation Commission - Davis Field Redevelopment**

Ms. Kablack announced this agenda item has been withdrawn from the agenda because the application has not yet been filed.

### **Upcoming Meeting Schedule**

Ms. Kablack stated the next meeting will be held April 29, 2015, and it will include the Public Hearing for the Town Meeting zoning-related articles. She reminded the Board the Annual Town Meeting will be May 4-6, 2015.

The meeting was adjourned by Vice-Chairman Abair at 8:57 p.m.