

PLANNING BOARD MEETING

JUNE 13, 2018

Present: Chairman Stephen Garvin, John Hincks, Charles Karustis, Nancy Kilcoyne, Justin Finnicum, Meagen Donoghue (Director of Planning and Community Development) and Beth Suedmeyer (Environmental Planner).

Absent: Vice-Chairman Peter Abair

The statutory requirements as to notice having been complied with, the meeting was convened at 7:30 p.m. in the Lower Town Hall.

At 7:30 p.m., Chairman Garvin called the meeting to order.

Public Hearing – Stormwater Management Permit – 58 Carriage Way (Lot 11), (Assessor's Map K04-0511)

Present: Vito Colonna, P.E., Sullivan, Connors & Associates, Ron Ham, applicant; Chad Blair, Owner.

Mr. Colonna presented the stormwater project and indicated the lot is wooded and is one of the last remaining to be developed within the subdivision. He added most of the lots were developed in the 1980s. He addressed the stormwater drains to the south and proposed a long, linear rain garden with trench drainage. He went on to say that necessary soil testing was performed on the lot, as recommended by peer reviewer, after the last hearing. He added the testing was performed at the low point; with suitable infiltration.

Ms. Suedmeyer stated a peer reviewer from Horsley Witten originally reviewed the stormwater filing. She added the recommendations were consistent with the earlier findings, and noted that there was mention of conditioning.

She added when the Horsley Witten peer reviewer compared the current plan to the previous plan, she noted there was slightly less impervious area and had no further concerns.

Ms. Donoghue asked the Board if they wanted to address the conditioning aspect separately from the stormwater management aspect. Mr. Hincks stated that he would prefer to separate the two matters. Mr. Karustis stated that approach was fine.

Mr. Hincks mentioned the previous peer review suggested testing of the rain garden.

Mr. Colonna indicated the testing was done below the basin with no ledge. He stated his group looked at the lowest point, which is all sand and very good for drainage.

Chairman Garvin asked if the Board had any other further questions regarding this part of the project. There were no further questions.

Ms. Suedmeyer informed the Board that an e-mail correspondence was received this evening by neighboring resident, Phyllis Feingold of 35 Peakham Road. She wrote stating there was runoff at

Carriage Way when previous development took place. Ms. Suedmeyer suggested a follow-up with this resident.

Mr. Colonna maintained that there is a thick, vegetated 100' buffer, which runs along the back of the property.

Mr. Karustis said he wanted to know more about the construction limit to make sure that there is sufficient protection.

Resident, Chris Simollardes, 49 Carriage Way; said as an abutter, he was present tonight to learn more and see the plans.

Mr. Colonna outlined the limit of work on the plan, and noted much of the existing vegetation is being preserved but more could be added if requested. Mr. Karustis said that this is really more of a landscaping question. Mr. Colonna said that there would be separate landscaping plans provided but at this time, he did not know of the owner's preference. He added that seed mix would be fine, and utilizing the retaining walls would be preferred.

Mr. Hincks stated the neighborhood association approved the house design.

Ms. Donoghue stated this development was one of the first original cluster developments in the Town. She added that in 1989, this development also had the historic district influence. Mr. Colonna added that other examples from the original development, were provided by the Board.

Mr. Hincks stated that the site plan was not problematic. Mr. Finnicum commented the driveway is more impervious due to its length and the house is set back. Mr. Colonna responded that the driveway was situated this way in order to avoid additional disturbance of the wooded land.

Chairman Garvin asked about lighting fixtures and how that might affect abutters since the house sits so high. He added it could be like a beacon. He suggested that vegetation might minimize this affect in addition to selective lighting.

Developer, Mr. Ham, of 135 Union Avenue, said that they would use regular lighting and not too many fixtures.

Ms. Suedmeyer asked about the height of the retaining wall. Mr. Colonna said that it was 5' tall and that anything over 7' needed a permit. Chairman Garvin suggested the Board might want to include a condition that all plans, including landscaping and lighting be presented to staff. Mr. Ham agreed to that and also noted the lot will evolve and grades will be apparent when construction starts.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the site plan, per agreement, that a letter be conveyed by Town staff with two conditions: light plan with fixtures and landscaping plan.

Public Hearing – Site Plan Approval & Stormwater Management Permit – 415 Boston Post Road, (Assessor's Map K08-0006)

Ms. Donoghue stated the Applicant requested a continuance, because the owner is still awaiting input from DOT regarding their interest in the Rt. 20 drainage aspect.

On motion duly made and seconded, it was unanimously:

VOTED: To continue the Public Hearing – Site Plan Approval & Stormwater Management Permit – 415 Boston Post Road, (Assessor's Map K08-0006).

Master Plan Update

Ms. Donoghue opened the discussion, and stated that progress is being delayed some due to vacations and necessary confirmations. She added that the contract letter is being forwarded to Horsley Witten next week and informed the Board that the contract can be extended if needed, per Town Manager. Ms. Donoghue asked the Board members if they knew of anyone who might be interested in joining the steering committees. Chairman Garvin asked if there was anything that the Board could do to facilitate the finalization of the Master Plan contract. Ms. Donoghue said that at this time, there was not.

Mr. Hincks asked about the status of negotiations. Ms. Donoghue replied that negotiations were still in progress. Mr. Karustis said that he was very familiar with this type of negotiation process and appreciated the fact that it does take some time.

Discuss scheduling of proposed OARS presentation to the Board on water resource management

Ms. Suedmeyer informed the Board that a letter was received from the Watershed Commission stating that they would like to make an OARS presentation detailing water resilience and MA changes to the MS4 permit process, which is coming online shortly.

Members were all in agreement regarding the OARS importance and said that they would like the presentation to be an agenda priority. Chairman Garvin stated that it would be beneficial for the presentation scheduling to be a priority.

Request for Bond Release – Arboretum Way

Present: Beth Cosgrove, Redspire, Inc.

Ms. Donoghue provided a brief narrative of the bond origin and stated that William O'Rourke, Town Engineer sent an official letter stating that all work has been completed in association with the surety bond, and approved the release of the balance of the bond.

On motion duly made and seconded, it was unanimously:

VOTED: To release the bond in the amount of \$83,785.75 - Arboretum Way.

Administrative Report

Ms. Donoghue announced that the final meeting of the Town Center Committee will take place this Friday at 9:00 a.m., in the Silva Room at the Flynn Building. She noted the Committee was active for 13 years, and now with only three members remaining, a request was made by a member of the Board of Selectmen to dissolve the committee. Ms. Donoghue asked the Board if they had any questions. Members had no further questions.

Ms. Donoghue stated that National Development at Meadow Walk informed her that the opening celebration event will take place in October. She said that most of the establishments there, will be open by July 4, and the Green space will be ready.

Ms. Suedmeyer commented that street paving at Meadow Walk was completed, and on Monday, the lights, including signals, will be operational. Mr. Hincks questioned the leasing status. Ms. Donoghue answered that 32 occupants have moved in, with a total leasing amount of approximately 60.

Ms. Suedmeyer stated that the Municipal Vulnerability Award was granted to Sudbury. She added that this grant would provide for technical services, and consultants to assist with identifying vulnerability issues. She added that in a year, further funding for projects will be possible.

Chairman Garvin stated that in accordance with Minutes from March 14, 2018, the applicant from the North Ridge Farm/Anthony Drive project agreed to provide an updated construction schedule by June 7, 2018. To date this has not been received. Chairman Garvin asked staff to send the Applicant a communication stating that June 7th has come and gone, and they must stay on top of scheduled commitments with the Board. Chairman Garvin added the Board is growing tired about having to provide reminders, as past history has indicated. Mr. Karustis agreed that approach made sense. Mr. Hincks stated that he thought that the Board made it very clear as to what the expectations were, regarding construction updates, and related requests.

Minutes for Review – March 14, 2018 and March 28, 2018.

Mr. Hincks mentioned that the minutes were thorough. Chairman Garvin agreed.

On motion duly made and seconded, it was unanimously:

VOTED: To approve minutes – March 14, 2018 and March 28, 2018, as amended.

Meeting Schedule – June 27, 2018, July 11, 2018.

All members were in agreement with the meeting dates. The Board spoke of agenda items for the next meeting. Included in that agenda discussion was Sudbury Pines and the continuation of site plan approval and stormwater management permit for 415 Boston Post Road. Ms. Donoghue confirmed that the applicant at 415 Boston Post Road is still awaiting DOT input regarding Rt. 20 drainage interest.

At 8:35 p.m., Chairman Garvin motioned to adjourn open meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn open meeting.

Vote to enter into Executive Session to discuss strategy with respect to potential litigation where an open meeting may have a detrimental effect on the litigating position of the public body and the Chairman so declares regarding 648 Boston Post Road.