

PLANNING BOARD MINUTES  
WEDNESDAY, DECEMBER 12, 2018

Present: Chairman Stephen Gavin, Vice-Chairman Peter Abair, Charles Karustis, John Hincks, Nancy Kilcoyne, Beth Suedmeyer, Environmental Planner/Acting Director.

Absent: Justin Finnicum

The statutory requirements as to notice having been complied with, the meeting was convened at 7:30 p.m., in the Flynn Building – Silva Room.

**Continued Public Hearing –Stormwater Management – 10 Kato Summit Drive, (Assessor’s Map J10-0612)**

Present: Vito Colonna, PE at Sullivan, Connors & Associates; Nicholas Fonte, Owner; and Ryan Macomber, Landscape Architect at Natural Stone Wall Solutions.

Mr. Colonna stated that several recommended areas on the site had been amended, such as the placement of two additional rain gardens, that the middle retaining wall was rotated away from the property line, and additional landscaping was added to the back of the property line. He added that the additional plantings reflected a mix of native plantings, such as spruce and oaks.

Mr. Colonna added that the site was re-evaluated for the 100-year storm and demonstrated sufficient capacity.

Ms. Suedmeyer stated that she asked the peer reviewer to examine the smaller rain garden and suggested the inclusion of the weep holes on the plan.

Chairman Garvin stated that he had some concerns regarding the snow and ice factor in the shoulder seasons. Mr. Macomber added that he would be able to connect the weep holes for continuous drainage, in addition, would be supplementing with gravel stone.

Ms. Suedmeyer mentioned the pavers around the pool area, which were included in previous plans. Chairman Garvin recommended the pervious paver treatment, and suggested utilization of a bank with impervious pavers. Mr. Colonna agreed with

the suggestion, and said that using mulch only would only wash out with the weather.

Ms. Suedmeyer recommended the inclusion of plan notation on the pitch aspect. Chairman Garvin recommended including notated plan language as “slope away from pool.” Ms. Suedmeyer mentioned that without sufficient pitch, driveways can incur problems.

Vice-Chair Abair stated that he missed the previous hearing, and wanted an update regarding the status of the previous developer and the related mitigation aspect.

Mr. Colonna stated that he did attempt to contact that developer, but received no response. Chairman Garvin reminded the owner that the Board had previously requested a condition on that aspect, and the Board was told at the time that the driveway was going to be reduced in size, and it was not. Chairman Garvin stated that he had record of that discussion and remembered it clearly. Ms. Suedmeyer detailed that the related meeting with that developer took place in April. Chairman Garvin maintained that the developer agreed to provide a donation to the Town as a “goodwill gesture.” Mr. Hincks added that the donation was agreed to be a means for mitigation.

Ms. Suedmeyer stated that the Board wanted to see a slope treatment description included in the plans. She asked if soil was being added or moved on the site. Mr. Colonna responded that some fill might be coming into the site, requiring some stockpiling, but much of the work would involve relocating the soil.

It was on motion unanimously

VOTED: To approve the Public Hearing for Stormwater Management – 10 Kato Summit Drive, (Assessor’s Map J10-0612), with conditions; and amendments to the plan.

**Immediately Continued Public Hearing – Site Plan & Stormwater Management – 8 Stone Road, (Assessor’s Map K06-0303)**

It was on motion unanimously

VOTED: To Continue Public Hearing – Site Plan & Stormwater Management – 8 Stone Road, (Assessor’s Map K06-0303)

**Immediately Continued Public Hearing – Definitive Subdivision, Stormwater Management, & Scenic Road Application – Powers Road, (Assessor’s Map B09-0001)**

It was on motion unanimously

VOTED: To Continue Public Hearing – Definitive Subdivision, Stormwater Management, & Scenic Road Application – Powers Road, (Assessor’s Map B09-0001)

**Master Plan**

Chairman Garvin noted that two selectmen were appointed as members on the Steering Committee. Vice-Chair Abair stated that given the fact that two selectmen were appointed to that committee, and given their specialty backgrounds, the appointment of two selectmen was a good decision.

Mr. Hincks stated that two selectmen would be beneficial. Ms. Kilcoyne mentioned that one member and one alternate could have been problematic from a continuity standpoint.

Chairman Garvin stated that there will probably be groups formed as Steering Committee subcommittees, directing determinations to the Planning Board. He felt that some of these considerations should be discussed with the Master Plan consultant.

Ms. Kilcoyne stated that the Steering Committee now includes 15 members. Ms. Suedmeyer suggested updating the list and creating a draft “charge” for the Steering Committee. She mentioned including language of “non-voting Planning Board members” within that draft. She suggested other documents to be included in the charge, such as listing of documents and reports, and a Project Management Plan draft to be driven by the consultants.

Mr. Hincks mentioned that including the “sustainability” topic in that draft was critical. He suggested including language, such as “environmental sustainability” to be included in the mission statement. Ms. Suedmeyer detailed that the Master Plan would incorporate EPA principals, emphasizing sustainability. Chairman Garvin affirmed that all these areas mentioned were reflective of good planning.

Ms. Suedmeyer distributed a listing of prospective Steering Committee members.

Vice-Chair Abair asked what the first Steering Committee meeting might include, and what the Planning Board's direction might be. Ms. Suedmeyer suggested that the first meeting be a "meet and greet," and the second meeting might include the Planning Board.

Resident and prospective Steering Committee member, Janie Dretler, 286 Goodman's Hill Road, commented that economic development and economic sustainability were the focus topics at the MAPC Breakfast meeting last week.

Chairman Garvin stated that the Master Plan consultant would be providing direction at this first Steering Committee meeting. Ms. Suedmeyer proposed a draft agenda for that first meeting, to include:

- \*Overview – Management Plan

- \*Public Participation Plan

- \*Review of Present and Future Studies

A related discussion took place, which included the posting of that meeting as a public meeting.

Ms. Suedmeyer stated that the Board would establish the Steering Committee and appoint members at the next Planning Board meeting in January.

### **Administrative Report**

No specific reports were presented. Ms. Suedmeyer mentioned that the Quarry North Development passed by 88 votes at Town Meeting last night.

### **Minutes for Approval**

The Public Meeting minutes of 11/29/18 were reviewed by the Board.

It was on motion unanimously

VOTED: To approve the minutes of 11/29/18, as amended.

### **Meeting Schedule:**

The Board agreed that the upcoming meetings, would be scheduled for January 9, 2019 and January 23, 2019.

At approximately 8:30 p.m., the Board voted 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, and not to return to Open Session.

It was on motion unanimously

VOTED: 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, and not to return to Open Session.

There being no further business, the open meeting was adjourned at approximately 8:30 p.m.