

# **Planning Board**

## **Minutes of April 4, 2001**

**ROLL CALL:** Alan Carpenter, Chairman - Present

Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Excused

Lee Maloney, Alternate - Present

Roger Hohenberger, Selectmen Alternate - Excused

*Ms. Maloney replaced Mr. Wilder on the Board.*

### **MINUTES:**

Mr. McLeod made a motion to approve the March 28 workshop minutes. Seconded by Mrs. Crisler. Passed 7-0.

### **CORRESPONDENCE:**

Mr. Carpenter reviewed the following correspondence:

Confidential letter from Attorney Campbell regarding the Nassar lot merger (not read aloud);

Letter from Herbert Associates to withdraw the Nassar Subdivision from the evening's agenda. Mr. Morris made a motion to grant the withdrawal. Seconded by Mr. McLeod. Passed 7-0;

Letter from Attorney Peter Slipp regarding the Carey Family Trust;

Notice from the DOT Advisory Task Force regarding a meeting on the widening of Route 93;

Flyer from Student Conservation Association regarding saving America's national parks.

## **ROAD BONDS:**

Mr. Turner reviewed the following road bond:

Lancaster and Karen Roads, final release of \$13,814.75. Mr. Morris made a motion to release \$13,814.75 and recommend to the Selectmen acceptance as a Town road. Seconded by Mr. McLeod. Passed 7-0.

## **OLD BUSINESS:**

Mrs. Crisler announced that the Selectmen would be reviewing the Route 111 options at this Monday evening Selectmen's meeting.

## **NEW BUSINESS:**

The Board discussed their upcoming schedule; April 11 will be a workshop and no meeting on April 25.

The Board discussed the Letizio sign, the Heron Cove Supreme Court decision, and the CIP Committee's tentative first meeting will be the first week in May.

## **PUBLIC HEARING:**

### **Cyr Lumber Building Design Review (13-A-33) - Public Hearing**

#### **39 Route 28 Road**

Mr. Turner explained that the applicant was required to come back before the Board for a building design review. The first buildings to be built will be the lumber sheds. He stated that Attorney Campbell reviewed the non-build agreement and suggests the lots be merged before the buildings are built. Mr. Steve Haight, Herbert Associates, discussed the lot merger with the Board. The Board discussed the site and the non-buildable note on the plan. Mr. Turner reviewed the building design. The Board discussed the visibility of the sheds, color theme, landscaping, curbing, concrete slab floor, roof construction, roof drainage, neighbor zoning, metal siding, gutters, and landscaping. No public comment. Mrs. Crisler made a motion to accept the applicant's submission as meeting the part of the architectural design review requirement, that landscaping be shown on future architectural renderings, eliminate the gutter on the larger shed, put stone in the drip line area, and lots 13-A-33, 13-A-80 and 13-A-32 be merged prior to building the sheds. Seconded by Mr. McLeod. Passed 7-0.

Mrs. Crisler made a motion to continued the Daily Custom Laminating public discussion and the Bear Hill public hearing to the April 18 meeting at 8:00 pm. Seconded by Mr. McLeod. Passed 7-0.

### **Lawlor Lot Line Change (21-K-100 & 21-K-102) - Public Hearing**

#### **146 & 150 Range Road**

Mr. Turner stated the plan meets requirements and recommended it be accepted for public hearing. Mrs. Crisler made a motion to accept for public hearing. Seconded by Mr. Kolodziej. Discussion ensued regarding soil scientist certification and plans signature. Passed 6-1. Mr. Morris opposed. Mr. Turner explained the lot line change. The Board discussed the purpose of the change and the stonewall would become the boundary.

Public comment began with Gail Webster, Cemetery Trustee, asked if the land abuts the cemetery because there is a cemetery ordinance. She stated that Mr. Lawlor has complained about cemetery debris on his property. It was noted that it was another piece of property owned by Mr. Lawlor, and this property does not abut the cemetery.

The Board discussed lot access. Mr. McLeod made a motion to approved the lot line change subject to setting of the bounds, and updated soils scientist and surveyor signatures and stamps be applied to sheet 5. Seconded by Mr. Kolodziej. Passed 6-1. Mr. Morris opposed and stated he felt the plan should not have been heard this evening.

### **Pond View Subdivision - 4 lots (24-D-700) - Public Hearing**

#### **8 Moeckel Road**

Mr. Turner stated that the plan meets requirements and recommended it be accepted for public hearing. The Board discussed the procedures for required studies. Mr. Morris made a motion to accept for public hearing. Seconded by Ms. Maloney. Passed 7-0. Mr. Turner explained the subdivision, aquifer line, soil, zoning, and lot sizes. The Board discussed that Moeckel Road is a Town road, potential cut through situation, buildable area, Town aquifer district, hiring a person to review the aquifer data study, site walk, and lot configuration. No public comment.

Mr. Steve Haight, Herbert Associates, explained the aquifer protection area, lot configuration, and the lots meet all zoning requirements. Ms. Shelly Bobowski, Geo Insights, explained the aquifer study. The Board discussed aquifer line, transmissivity, water depth, independent review, wells lined, water lines, and a note on the plan that the stonewall is to remain. Mr. Carpenter read the department comments. The Board discussed emergency water supply and having an expert look at the bridges.

Mr. McLeod made a motion to authorize Mr. Turner to proceed in hiring an expert to determine and evaluate the load-bearing capacity of the bridges at the applicants expense. Seconded by Mrs. Crisler. Mr. McLeod amended his motion to include that the Town hire an expert at the applicant's expense to review the hydrogeologist report (Geo Insights) specifically to determine if more information is needed paying special attention to the delineation of the aquifer protection. Seconded by Mrs. Crisler. Mr. McLeod amended his motion to include that the applicant depict the driveways and approximately where the houses are across the street. Seconded by Mrs. Crisler. Passed 7-0.

The Board scheduled a site walk for Saturday, April 7 at 8:00 am. The Geo Insights report should be sent to the Conservation Commission for their comments. Mrs. Crisler made a

motion to continue the public hearing to May 2 at 8:00 pm. Seconded by Mr. McLeod. Passed 7-0.

## **Castle Reach Phase II Open Space Subdivision & Special Permit - 51 lots (7-A-400) - Public Hearing**

### **Searles and Jenny's Hill Roads**

Mr. Turner stated that the plan is missing the road access details, it meets requirements and recommended it be accepted for public hearing. He then read the requested waivers. Discussion ensued regarding an exit not shown on the plan, the plan is not complete, subdivision waivers, trees over 12", delineate the buffer areas that will be maintained, whether or not to accept for public hearing, Mr. Thorndike's comments, and the phases of the project. Mr. Carpenter read the minutes from the previous public discussions. The Board discussed the traffic study, a detailed access way, and the report from RPC on the drainage are all missing.

Mrs. Crisler made a motion to reject the plan for public hearing because it does not have a traffic study, drainage study, or the detailed access. Seconded by Ms. Linowes. Discussion ensued regarding the traffic study and the site plan waivers. Mr. Craig Francisco, Bedford Design, explained the reasons for the waivers, he thought the traffic study was not required until phase 3, and could this meeting be another public discussion. The Board discussed that the gated-gravel road is not a good idea, looking for a serious connection before phase 2, the waiver wording, drainage study, and everything needs to be in the package before the public hearing. Vote taken. Passed 6-1. Mr. Morris opposed.

Mr. Francisco stated the drainage study is not part of the application because it is being reviewed by RPC, and it is not required by regulations. The Board discussed the open space regulations in regards to 12" trees, and this will be a topic at next week's workshop. Mr. Francisco stated that the Board should keep in mind that requiring the 12" trees be on the plan drives up the cost of an open space development vs. a conventional development.

Mr. Kolodziej made a motion to adjourn. Seconded by Mr. McLeod. Passed 7-0. Meeting adjourned at 10:55 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Nancy Charland